

## **M E M O R A N D U M**

DATE: July 6, 2018  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2018-0278-SPHA - Appeal Period Expired

---

The appeal period for the above-referenced case expired on July 5, 2018. 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: PETITIONS FOR SPECIAL HEARING | * | BEFORE THE                     |
| AND VARIANCE                         |   |                                |
| (4403 Meadowcliff Road)              | * | OFFICE OF                      |
| 11 <sup>th</sup> Election District   |   |                                |
| 3 <sup>rd</sup> Council District     | * | ADMINISTRATIVE HEARINGS        |
| George B. & Ellen M. Antonakos       | * | FOR BALTIMORE COUNTY           |
| <i>Legal Owners</i>                  |   |                                |
| Petitioners                          | * | <b>Case No. 2018-0278-SPHA</b> |

\* \* \* \* \*

### OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of George & Ellen Antonakos, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory apartment addition to a single-family dwelling. A petition for variance seeks to permit a proposed addition with property boundary setbacks of 40 ft. and 20 ft. in lieu of the required 50 ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

George and Ellen Antonakos appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

### SPECIAL HEARING

The subject property is approximately 2.6 acres in size and is zoned RC-5. The property is improved with a single-family dwelling constructed in 2001. Petitioners plan to construct an addition to the home to use as an accessory apartment. They would reside in the apartment and their children and spouses would live in the original dwelling. The homes in this rural residential community are spaced a good distance from one another and the subject property also has mature

ORDER RECEIVED FOR FILING

Date 6/5/18  
By Sen

vegetation. As such, I do not believe the accessory apartment use would have any discernable impact upon the community and the petition for special hearing will be granted.

#### VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Cromwell v. Ward*, 102 Md. App. 691 (1995).

The property has irregular dimensions and there are steep slopes at the rear of the site. As such the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed accessory building. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED this 5th day of **June, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory apartment addition, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a proposed addition with property boundary setbacks of 40 ft. and 20 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

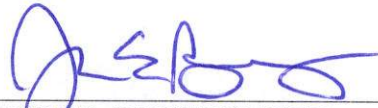
Date 6/5/18

2 By sen

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. Prior to issuance of permits Petitioners must obtain approval from DEPS, since the property is served by well and septic.
3. Petitioners must file among the land records of Baltimore County the Declaration of Understanding, following approval of same by the Department of Permits, Approvals and Inspections.

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:sln

ORDER RECEIVED FOR FILING

Date

6/5/18

By

sln



# 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 4403 MEADOWCLIFF RD, GLEN ARM, MD 21057 which is presently zoned RC5 (Vested 40)

Deed References: 0021039 233 10 Digit Tax Account # 1107016140

Property Owner(s) Printed Name(s) GEORGE B & ELLEN M. ANTONAKOS

(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. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*To permit a proposed  
accessory apartment addition*

2.      a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s) (Vested R40) 1B02.3.B To permit a ~~front~~ *proposed addition with a front setback of 40 feet* in lieu of the required 50 feet

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) *IN REQUESTING AN ACCESSORY APARTMENT APPROVAL WE CANNOT BUILD BEHIND OUR HOME DUE TO THE SEVERE SLOPE OF THE TOPOGRAPHY. THEREFORE, WE CAN ONLY GO TO THE EAST SIDE INTO THE 50' SETBACK.*

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):

GEORGE B. ANTONAKOS / ELLEN M. ANTONAKOS

Name #1 - Type or Print

Name #2 - Type or Print

*George B Antonakos*  
Signature #1

*Ellen M. Antonakos*  
Signature #2

4403 MEADOWCLIFF RD GLEN ARM MD  
Mailing Address City State

21057 / 410-592-3826 / ganton1228@comcast.net  
Zip Code Telephone # Email Address

## Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code BY Telephone # Email Address

CASE NUMBER 2018-0278-SDHA Filing Date 4/15/18

Do Not Schedule Dates: \_\_\_\_\_ Reviewer 91

**ZONING PROPERTY DESCRIPTION FOR: 4403 MEADOWCLIFF ROAD,  
GLEN ARM, MD 21057**

Beginning at a point on the NORTH side of Meadowcliff Road which is 21 feet wide at a distance of 968 feet southeast of the centerline of Manor Springs Court, which is 24 feet wide, being Lot named FARM BROOK, Block (N/A), Section # (N/A) in the subdivision of MEADOWCLIFF, Section B as recorded in Baltimore County Plat Book #24, Folio #72, containing 2.6 acres. Located in the 11<sup>th</sup> Election District and 3<sup>rd</sup> Council District.



KEVIN KAMENETZ  
County Executive

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

May 31, 2018

George B & Ellen M Antonakos  
4403 Meadowcliff Road  
Glen Arm MD 21057

RE: Case Number: 2018-0278 SPHA, Address: 4403 Meadowcliff Road

Dear Mr. & Ms. Antonakos:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 18, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that contains the text "PAI" and "PAI" in a circular arrangement.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 6/1/2018

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 18-278

**INFORMATION:**

**Property Address:** 4403 Meadowcliff Road  
**Petitioner:** George B. Antonakos, Ellen M. Antonakos  
**Zoning:** RC 5  
**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to permit a proposed accessory (in-law) apartment addition and a variance to permit a front yard setback of 40 feet in lieu of 50 feet.

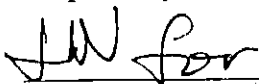
The site is a 2.6 acre residential lot zoned RC 5 (vested R40). It is mostly open with a small portion to the rear of the lot that adjoins a stream. This area is shown on the submitted plan as being within a county stream drain easement. The surrounding properties are also developed as residential lots. Most of the adjacent lots are larger than this lot.

This site is located within a Master Plan 2020 Rural Residential Area. This land management area provides for residential development with the protection of rural characteristics such as woods, farmland and open space.

The Department of Planning does not oppose the requested variance and special hearing.

For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:

  
Lloyd T. Moxley

Division Chief:

  
Jennifer G. Nugent

AVA/JGN/LTM/

c: Wally Lippincott  
George B. Antonakos  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

Date: 4/23/18

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

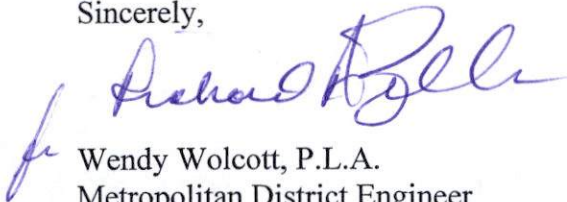
Dear Ms. Lewis:

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.

2018-0278-SPHA  
Special Hearing, Variance  
George R. & Ellen M. Antonakos  
4403 Meadowcliff Road

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

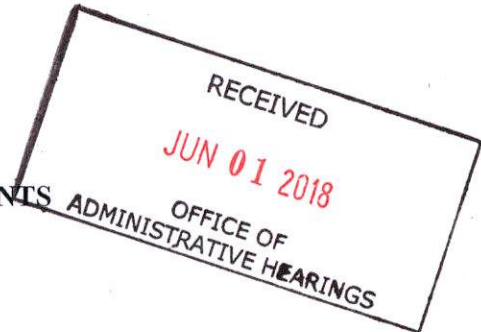
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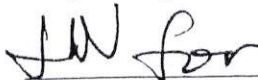
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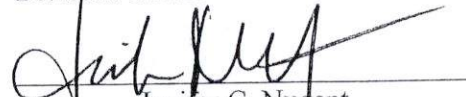
The Department of Planning does not oppose the requested variance and special hearing.

For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

**Prepared by:**

  
Lloyd T. Moxley

**Division Chief:**

  
Jenifer G. Nugent

AVA/JGN/LTM/

c: Wally Lippincott  
George B. Antonakos  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



6-4  
RECEIVED

APR 30 2018

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: April 30, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0278-SPHA  
Address 4403 Meadowcliff Road  
(Antonakos Property)

Zoning Advisory Committee Meeting of **April 30, 2018**.

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

1. Ground Water Management must review any proposed building permit for an addition, since the house is served by well and septic.

Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 18, 2018

FROM:  Vishnu Desai, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
For April 30, 2018  
Item No. 2018-0276-A, 0277-A, 0278-SPHA, 0279-A, 0280-A, 0281-A,  
0282-A and 0283-SPH

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

\* \* \* \* \*

VKD: cen  
cc: file

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



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

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Reviewer: Dan Esser



501 N. Calvert St., P.O. Box 1377  
Baltimore, Maryland 21278-0001  
tel: 410/332-6000  
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5603194

**Sold To:**

George Antonakos - CU00655824  
4403 Meadowcliff Rd  
Glen Arm, MD 21057-9535

**Bill To:**

George Antonakos - CU00655824  
4403 Meadowcliff Rd  
Glen Arm, MD 21057-9535

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 15, 2018

| 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: |         |
| <b>Case: # 2018-0278-SPHA</b>                                                                                                                                                                                     |         |
| 4403 Meadowcliff Road                                                                                                                                                                                             |         |
| N/S Meadowcliff Road, s/w of Manor Springs Court                                                                                                                                                                  |         |
| 11th Election District - 3rd Councilmanic District                                                                                                                                                                |         |
| Legal Owner(s) George & Ellen Antonakos                                                                                                                                                                           |         |
| <b>Special Hearing</b> to permit a proposed accessory apartment addition. Variance to permit a proposed addition with a front setback of 40 ft. in lieu of the required 50 ft.                                    |         |
| <b>Hearing: Monday, June 4, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.</b>                                                                                     |         |
| ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY                                                                                                                                |         |
| NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.                                                                   |         |
| (2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.                                                                                                       |         |
| 05/15/18                                                                                                                                                                                                          | 5603194 |

The Baltimore Sun Media Group

By *S. Wilkinson*  
Legal Advertising

2. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

CASE NO. 2018-0378-SHA

PETITIONER/DEVELOPER

GEORGE F. ELLIOT

AUTOMATIC

DATE OF HEARING/CLOSING

6/14/18

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGNS REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

4403 Chesapeake Road

5100#2

THIS SIGN(S) POSTED ON

May 14, 2018

May 29, 2018

(MONTH, DAY, YEAR)

SINCERELY

*George F. Elliot*

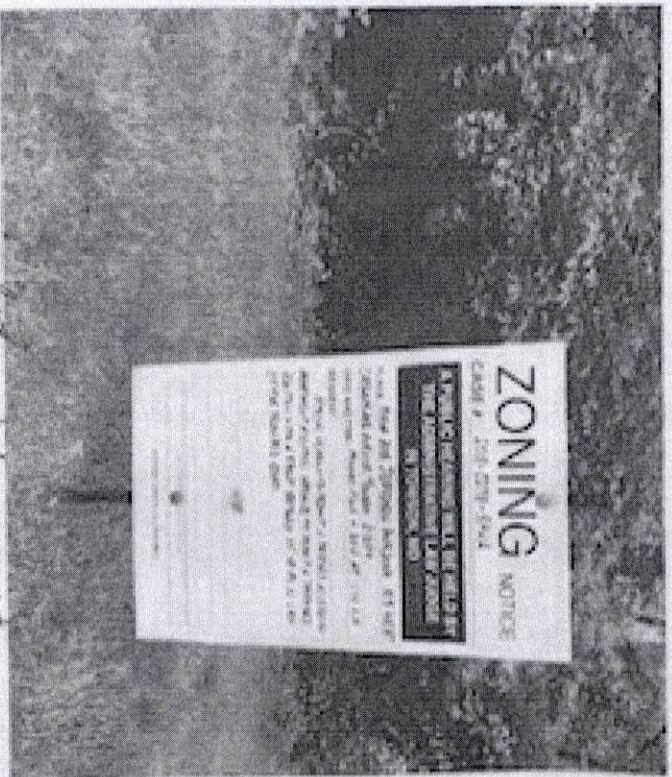
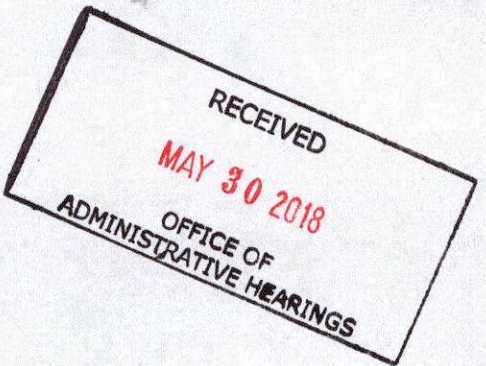
(SIGNATURE OF SIGN POSTER)

MARTIN OGELF

9912 MATTHEW ROAD

PARKVILLE, MD. 21234

443-629-3411



*George F. Elliot* 5/29/18 5100#2

CERTIFICATE OF POSTING

CASE NO. 2018-0278-SHA

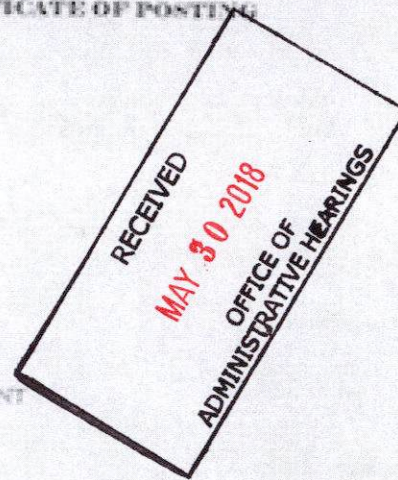
PETITIONER/DEVELOPER

GEORGE E LILL

ANTONACOS

DATE OF HEARING/CLOSING

6/4/18



BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN:

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

4403 MEADOWCLIFF ROAD

SIGN #1

THIS SIGN(S) POSTED ON

May 14, 2018

May 28, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/28/18

(SIGNATURE OF SIGN POSTER)

MARTIN OGLE

9912 MAIDENBROOK ROAD

PARKVILLE, MD. 21254

443-629-3411



**CERTIFICATE OF POSTING**

CASE NO. 2018-0278-SPHA

PETITIONER/DEVELOPER

GEORGE & ELLEN

ANTONAKOS

DATE OF HEARING/CLOSING

6/4/18

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE  
ATTENTION :

LADIES AND GENTLEMAN :

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THE PROPERTY LOCATED AT

4403 MEADOWCLIFF ROAD

SIGN #1

THIS SIGN(S) POSTED ON

May 14, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/14/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

# ZONING NOTICE

CASE # 2018-0278-SPHA

**A PUBLIC HEARING WILL BE HELD BY  
THE ADMINISTRATIVE LAW JUDGE  
IN TOWSON, MD**

PLACE: ROOM 205, JEFFERSON BUILDING 105 WEST  
CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: MONDAY, JUNE 4, 2018 AT 11:00 A.M.

REQUEST:

SPECIAL HEARING TO PERMIT A PROPOSED ACCESSORY  
APARTMENT ADDITION. VARIANCE TO PERMIT A PROPOSED  
ADDITION WITH A FRONT SETBACK OF 40 FT. IN LIEU  
OF THE REQUIRED 50 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391

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

HANDICAPPED ACCESSIBLE

S16N  
#1

*Michael G. 5/14/18*



KEVIN KAMENETZ  
*County Executive*

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

May 7, 2018

## 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: 2018-0278-SPHA**

4403 Meadowcliff Road  
N/S Meadowcliff Road, s/w of Manor Springs Court  
11<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owners: George & Ellen Antonakos

Special Hearing to permit a proposed accessory apartment addition. Variance to permit a proposed addition with a front setback of 40 ft. in lieu of the required 50 ft.

Hearing: Monday, June 4, 2018 at 11:00 a.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: Mr. & Mrs. Antonakos, 4403 Meadowcliff Road, Glen Arm 21057

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 15, 2018.**
- (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  
Tuesday, May 15, 2018 Issue - Jeffersonian

Please forward billing to:  
George Antonakos  
4403 Meadowcliff Road  
Glen Arm, MD 21057

410-592-3826

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

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RE: PETITION FOR SPECIAL HEARING \* BEFORE THE OFFICE  
AND VARIANCE \* OF ADMINISTRATIVE  
4403 Meadowcliff Road; N/S Meadowcliff Rd,\*  
SW 968' to c/line of Manor Springs Court \* HEARINGS FOR  
11<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts \* BALTIMORE COUNTY  
Legal Owner(s): George & Ellen Antonakos \*  
Petitioner(s) \*  
\* 2018-278-SPHA

\* \* \* \* \*

**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

APR 25 2018

*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 26<sup>th</sup> day of April, 2018, a copy of the foregoing Entry of Appearance was mailed to George & Ellen Antonakos, 4403 Meadowcliff Road, Glen Arm, Maryland 21057, Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**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.**

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**For Newspaper Advertising:**

Case Number: 2018-0278-SPHA

Property Address: 4403 MEADOWCLIFF RD, GLEN ARM, MD 21057

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): GEORGE and ELLEN ANTONAKOS

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

PLEASE FORWARD ADVERTISING BILL TO:

Name: GEORGE ANTONAKOS

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

Address: 4403 MEADOWCLIFF ROAD

GLEN ARM, MD 21057

Telephone Number: 410-592-3826

Revised 7/9/2015

**CASHIER'S  
VALIDATION**

Case No.: 2018-278-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

Sen  
6-5-18

|        |                                            |  |
|--------|--------------------------------------------|--|
| No. 1  | Plan                                       |  |
| No. 2  | Petition signed by<br>neighbors in support |  |
| No. 3  | Photo                                      |  |
| No. 4  | Floorplan + Elevations                     |  |
| No. 5  |                                            |  |
| No. 6  |                                            |  |
| No. 7  |                                            |  |
| No. 8  |                                            |  |
| No. 9  |                                            |  |
| No. 10 |                                            |  |
| No. 11 |                                            |  |
| No. 12 |                                            |  |

Affidavit regarding the zoning request of George and Ellen Antonakos of 4403 Meadowcliff Road, Glen Arm, MD 21057

We, the undersigned, who are also the immediate neighbors of George and Ellen Antonakos, hereby declare that we have no objection whatsoever to their zoning request to build an in-law suite into their 50 foot setback as stated in their application for same.

Joanne Day, 4405 Meadowcliff Rd

Joanne D Day

Andrew Adkins, 4402 Meadowcliff Rd

Andrew Adkins

Ryan Burke, 4311 Meadowcliff Road

Ryan Burke

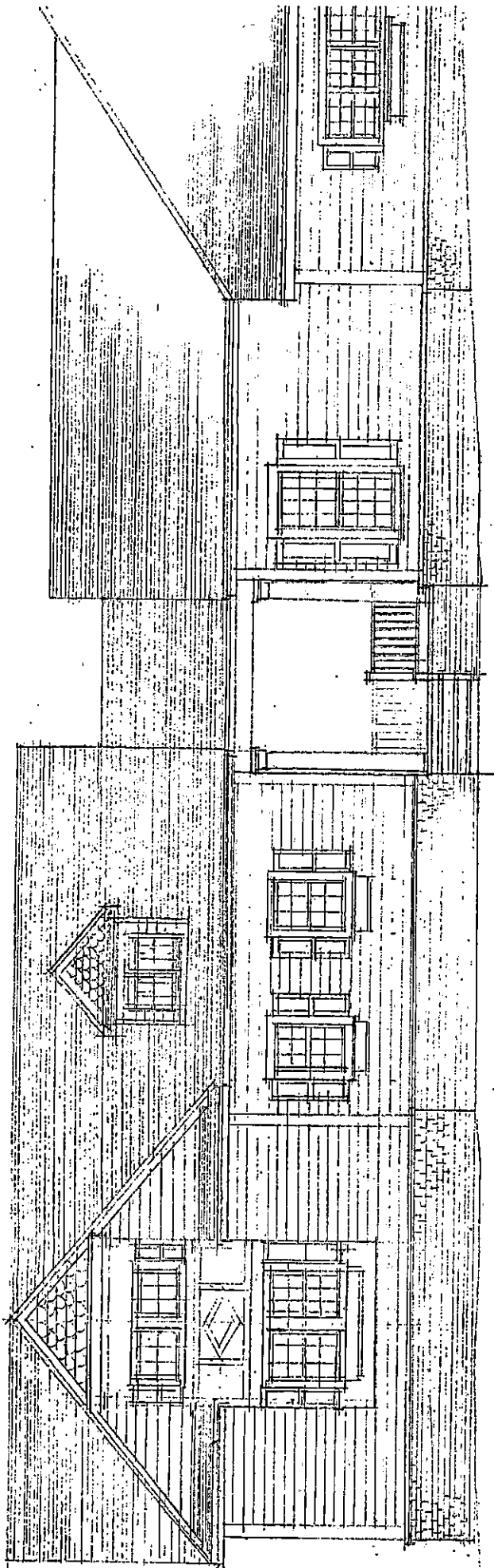
PET. No. 2

View South towards woods/undeveloped lot



PET-EX-3





TO MATCH EX. 6  
9'-6" CL. 1/2"

20'-0"

+

13'-0"

+

10'-0"

EXISTING

+

4403 MEADOWCLIFF ROAD

PRELIMINARY FRONT ELEVATION

1/8" = 1'-0"



1118073080

Pt. Bk./Folio # 020051B

Lot # 6

1600008036

Lot # 7

1600008037

PAI # 118021

Pt. Bk. 0000035, Folio 0079

Pt. Bk. 0000024, Folio 0072

Pt. Bk. 0000022, Folio 0088

4402

1113086130

1101013650

MEADOWCLIFF RD

1700003434

1119028190

PAI # 110053

NE 15-E

053B3

RC 5

3 CD

11 ED

GROWTH TIER 3  
(New Major Subs. of 4 or More Additional  
Lots Req. Plan. Bd. Approval)

1107016140

4403

PAI # 110053

Pt. Bk./Folio # 024072

1123036610

2400005963

Bk. 0000058, Folio 0108

2018-03-785 NE 14-E



## DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this eighteenth day of April, 2018, by and between George and Ellen Antonakos and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

### RECITALS

A. The Declarants who are also the owners of this property have filed an application for a use permit and special hearing to: request approval to construct an addition on the property located at 4403 Meadowcliff Road, Glen Arm, MD 21057. This property is more particularly described in Exhibit A (Zoning Property Description) and Exhibit B (The Zoning Hearing Plans) attached hereto and made a part thereof. The property is zoned RC5 (Vested R40) which is the particular zone in which the property is located.

B. PAI has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be housing for: the Declarants, George and Ellen Antonakos. The other residents of the property are: Amanda (daughter) and Jeffrey Vasold (son-in-law), Luke Jung (grandson) and Hudson Vasold (grandson), who will occupy the existing house. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarants' request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of the PAI.

*2018-0278-SP4A*

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarants and PAI hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family members listed in the Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.
2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the two year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination the living space of the addition will be incorporated into the living space of the single family residential unit for the exclusive use of the Declarants or subsequent purchaser or user and requires removal of the kitchen and possibly other residential elements, at the discretion of the PAI. The Declarants or the family members noted above, upon termination of the use permit will provide written notification to PAI for the closing of the Department file.
4. The covenants, conditions and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the property.
5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS: *Andrea L. Strawn* *George B. Antonakos*  
*Andrea L. Strawn* *Ellen M. Antonakos*

DECLARANTS:

State of Maryland, County of Baltimore to wit:

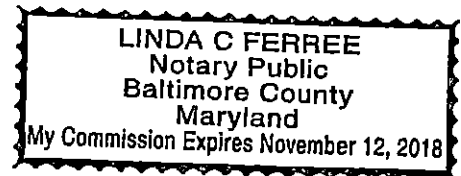
I HEREBY CERTIFY that on this 17<sup>th</sup> day of April, 2018, before the Subscriber, a Notary Public of the State of Maryland, personally appeared: George and Ellen Antonakos. The Declarants herein, are also the owners of this property, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and who acknowledged that they executed for the forgoing instrument for the purposes therein contained.

IN WITNESS THEREOF, have hereunto set my hand and Notarial Seal:

My commission Expires: 11.12.2018

*Linda C Ferree*

Notary Public





The Declaration of Understanding for the Accessory Apartment at:

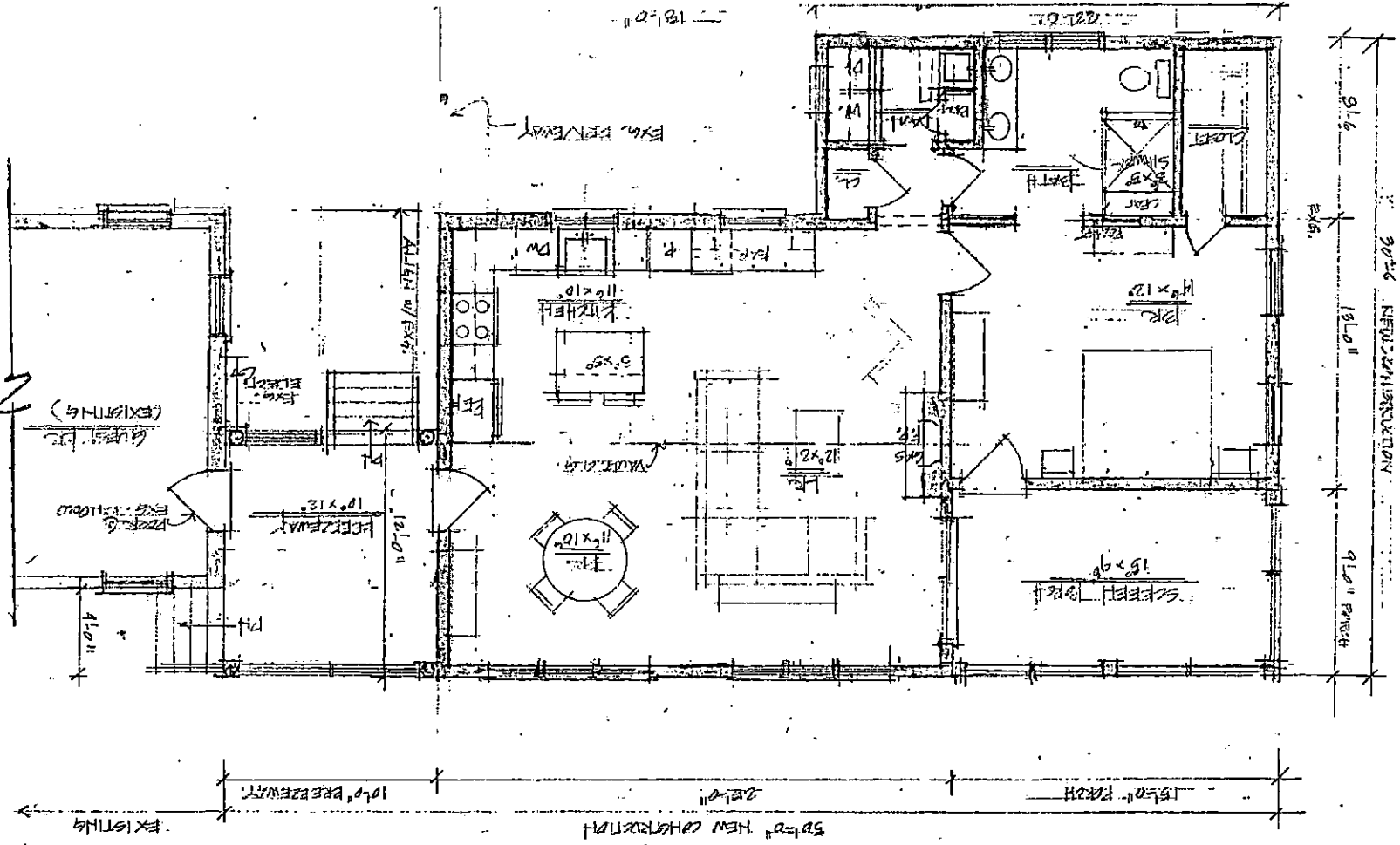
\_\_\_\_\_  
Address of property

is approved: \_\_\_\_\_

Arnold Jablon, Director-PAI

\_\_\_\_\_  
Date

4403 MEADOWCLIFF ROAD



INTERIOR LINING: APPROX 825 SF (NOT INCL. 35 SF SCREEN PORCH)  
EXTERIOR SF: 1,067 SF (NOT INCL. 120 SF PORCHWAY)



C H E C K L I S TComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment5/18DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)NO COMMENT4/30DEPS  
(if not received, date e-mail sent \_\_\_\_\_)COMMENT

FIRE DEPARTMENT

6/1/18PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)NO OBJECTION4/23/18

STATE HIGHWAY ADMINISTRATION

NO OBJECTION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 5/15/18SIGN POSTING (1<sup>st</sup>) Date: 5/14/18 by agileSIGN POSTING (2<sup>nd</sup>) Date: 5/28/18 by agilePEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

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

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                  |          | View GroundRent Redemption                    |               |                        |                              | View GroundRent Registration |                                               |                  |           |               |
|-----------------------------------------------------------|----------|-----------------------------------------------|---------------|------------------------|------------------------------|------------------------------|-----------------------------------------------|------------------|-----------|---------------|
| Account Identifier:                                       |          | District - 11 Account Number - 1107016140     |               |                        |                              |                              |                                               |                  |           |               |
| Owner Information                                         |          |                                               |               |                        |                              |                              |                                               |                  |           |               |
| Owner Name:                                               |          | ANTONAKOS GEORGE B<br>ANTONAKOS ELLEN M       |               |                        | Use:<br>Principal Residence: |                              | RESIDENTIAL<br>YES                            |                  |           |               |
| Mailing Address:                                          |          | 4403 MEADOWCLIFF RD<br>GLEN ARM MD 21057-9535 |               |                        | Deed Reference:              |                              | /21039/ 00233                                 |                  |           |               |
| Location & Structure Information                          |          |                                               |               |                        |                              |                              |                                               |                  |           |               |
| Premises Address:                                         |          | 4403 MEADOWCLIFF RD<br>0-0000                 |               |                        | Legal Description:           |                              | 2.6 AC<br>4403 MEADOWCLIFF RD<br>MEADOW CLIFF |                  |           |               |
| Map:                                                      | Grid:    | Parcel:                                       | Sub District: | Subdivision:           | Section:                     | Block:                       | Lot:                                          | Assessment Year: | Plat No:  |               |
| 0053                                                      | 0021     | 0316                                          |               | 0000                   | B                            |                              |                                               | 2018             | Plat Ref: | 0024/<br>0072 |
| Special Tax Areas:                                        |          |                                               |               |                        | Town:                        |                              | NONE                                          |                  |           |               |
|                                                           |          |                                               |               |                        | Ad Valorem:                  |                              |                                               |                  |           |               |
|                                                           |          |                                               |               |                        | Tax Class:                   |                              |                                               |                  |           |               |
| Primary Structure Built                                   |          | Above Grade Living Area                       |               | Finished Basement Area |                              | Property Land Area           |                                               | County Use       |           |               |
| 2001                                                      |          | 2,151 SF                                      |               |                        |                              | 2.6000 AC                    |                                               | 04               |           |               |
| Stories                                                   | Basement | Type                                          | Exterior      | Full/Half Bath         | Garage                       | Last Major Renovation        |                                               |                  |           |               |
| 1 1/2                                                     | YES      | STANDARD UNIT                                 | SIDING        | 2 full/ 1 half         | 1 Attached                   |                              |                                               |                  |           |               |
| Value Information                                         |          |                                               |               |                        |                              |                              |                                               |                  |           |               |
|                                                           |          |                                               | Base Value    | Value                  | Phase-in Assessments         |                              |                                               |                  |           |               |
|                                                           |          |                                               |               | As of                  | As of                        |                              | As of                                         |                  |           |               |
|                                                           |          |                                               |               | 01/01/2018             | 07/01/2017                   |                              | 07/01/2018                                    |                  |           |               |
| Land:                                                     |          |                                               | 174,000       | 174,000                |                              |                              |                                               |                  |           |               |
| Improvements                                              |          |                                               | 422,500       | 405,000                |                              |                              |                                               |                  |           |               |
| Total:                                                    |          |                                               | 596,500       | 579,000                | 596,500                      |                              | 579,000                                       |                  |           |               |
| Preferential Land:                                        |          |                                               | 0             |                        |                              |                              | 0                                             |                  |           |               |
| Transfer Information                                      |          |                                               |               |                        |                              |                              |                                               |                  |           |               |
| Seller: IANNANTUONO KIMBERLY S                            |          |                                               |               | Date: 11/29/2004       |                              | Price: \$645,000             |                                               |                  |           |               |
| Type: ARMS LENGTH IMPROVED                                |          |                                               |               | Deed1: /21039/ 00233   |                              | Deed2:                       |                                               |                  |           |               |
| Seller: GEBHARD RICHARD B                                 |          |                                               |               | Date: 10/14/2004       |                              | Price: \$870,000             |                                               |                  |           |               |
| Type: ARMS LENGTH MULTIPLE                                |          |                                               |               | Deed1: /20831/ 00350   |                              | Deed2:                       |                                               |                  |           |               |
| Seller: GEBHARD PAUL J                                    |          |                                               |               | Date: 04/04/2002       |                              | Price: \$150,000             |                                               |                  |           |               |
| Type: NON-ARMS LENGTH OTHER                               |          |                                               |               | Deed1: /16281/ 00003   |                              | Deed2:                       |                                               |                  |           |               |
| Exemption Information                                     |          |                                               |               |                        |                              |                              |                                               |                  |           |               |
| Partial Exempt Assessments:                               |          | Class                                         |               | 07/01/2017             |                              | 07/01/2018                   |                                               |                  |           |               |
| 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 11/09/2010         |          |                                               |               |                        |                              |                              |                                               |                  |           |               |
| Homeowners' Tax Credit Application Information            |          |                                               |               |                        |                              |                              |                                               |                  |           |               |
| Homeowners' Tax Credit Application Status: No Application |          |                                               |               |                        | Date:                        |                              |                                               |                  |           |               |