

MEMORANDUM

DATE: June 19, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0279-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 18, 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: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(507 Saint Francis Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Elaine & Panagiotis K. Patiniotis	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0279-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Elaine and Panagiotis K. Patiniotis (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a rear yard setback of 42 ft. in lieu of the required 50 ft. for a dwelling addition. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 27, 2018, 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 (“BCC”). 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

ORDER RECEIVED FOR FILING

Date 5/18/18
By Sen

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

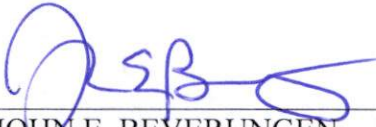
THEREFORE, IT IS ORDERED, this 18th day of May, **2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear yard setback of 42 ft. in lieu of the required 50 ft. for a dwelling addition, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

JEB:slh



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 5/18/18
By slh



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 507 SAINT FRANCIS ROAD

Deed Reference 38579 / 266

Currently zoned DR1

Owner(s) Printed Name(s) ELAINE & PANAGIOTIS K. PATINIOTIS

10 Digit Tax Account # 0902200340

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

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

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

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1 B02.3.C.1 (BCZR) TO PERMIT A REAR YARD SETBACK OF 42 FEET IN LIEU OF THE REQUIRED 50 FEET FOR A DWELLING ADDITION.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **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):

ELAINE PATINIOTIS, PANAGIOTIS PATINIOTIS

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

507 ST. FRANCIS RD. TOWSON, MD.

Mailing Address

City

State

21286
Zip Code

4439399278
Telephone #

Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name – Type or Print

[Signature]
Signature

601 CHARWOOD CT. EOGEWOOD MD.

Mailing Address

City

State

21040
Zip Code

(410) 679-8719
Telephone #

dwb0209@yahoo.com
Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 5/18/18 day of May 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 2018-0279-A

Filing Date 4/18/2018

Estimated Posting Date 4/27/18

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: 507 SAINT FRANCIS ROAD TOWSON MD. 21286
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)

E. Patiniotis
Signature of Owner (Affiant)

ELAINE PATINIOTIS
Name- Print or Type

Panagiotis K. Patiniotis
Signature of Owner (Affiant)

PANAGIOTIS PATINIOTIS
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 22nd day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Elaine Patiniotis and Panagiotis Patiniotis

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

SHAKIERA CARTER
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires 05/03/2020

JUSTIFICATION FOR VARIANCE REQUEST

507 ST FRANCIS ROAD

We purchased this residence one year ago and are now in need of an additional bedroom and bathroom. After reviewing our needs with our architect, it appears that the best way to provide the additional space is to build a second story above the existing garage and expand with a two story addition to the rear of garage. This will allow us to add a mud room and powder room on the first floor and provide for the additional bedroom, bathroom and some storage area on the second floor.

The proposed location of the addition will create the least amount of disruption during construction while maintaining the character of the existing dwelling and the neighborhood.

0279-A

ZONING DESCRIPTION

507 ST FRANCIS ROAD

Beginning for the same at a point on the south side of St. Francis Road (50 feet wide) distant 95 feet westerly from its intersection with the centerline of Limekiln Road, thence being all of Lot 37 as shown on the plat entitled Hampton Village recorded among the Baltimore County plat records in Plat Book 14 Folio 7.

Containing 25,264 square feet of 0.580 acre of land, more or less.

Being known as 507 St Francis Road. Located in the 9TH Election District, 3RD Councilmanic District of Baltimore County, Md.

2018-0279-A

CERTIFICATE OF POSTING

Date: APRIL 27, 2018

RE: Project Name: 507 ST. FRANCIS ROAD
Case Number /PAI Number: 2018-0279-A
Petitioner/Developer: PATINIOTIS
Date of Hearing/Closing: MAY 14, 2018

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 507 ST. FRANCIS ROAD
(POSTED ON BOTH STREETS)

The sign(s) were posted on

APRIL 27 2018

(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)

CERTIFICATE OF POSTING

Date: APRIL 27, 2018

RE: Project Name: 507 ST. FRANCIS ROAD
Case Number /PAI Number: 2018-0279-A
Petitioner/Developer: PATINIOTIS
Date of Hearing/Closing: MAY 14, 2018

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 507 ST. FRANCIS ROAD
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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)

2

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0279 -A Address 507 St. Francis Road

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/18/18 Posting Date: 4/29/18 Closing Date: 5/14/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0279 -A Address 507 St. Francis Road

Petitioner's Name Elaine & PANAGIOTIS Potamiotis Telephone 443 939 9278

Posting Date: 4/29/18 Closing Date: 5/14/18

Wording for Sign: To permit an addition to a single family dwelling with a rear setback of 42feet in lieu of the required 50 feet.

Revised 6/30/2018

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0279-A
Property Address: 507 ST. FRANCIS ROAD
Property Description: _____

Legal Owners (Petitioners): ELAINE PATINIOTIS
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ELAINE PATINIOTIS
Company/Firm (if applicable): _____
Address: 507 ST. FRANCIS ROAD
TOWSON, MD. 21286

Telephone Number: (410) 939-9278

Revised 7/9/2015

PAID RECEIPT

BUSINESS ACTUAL TIME TRW
4/20/2016 4/19/2016 11:24:50 3

RECEIPT # 789511 4/19/2016 OFLN

5. ZONING VERIFICATION

CR NO. 168015

Receipt Total \$75.00

\$75.00 6% \$4.50 \$80.00

Baltimore County, Maryland

Total: 75

For 507 ST FRANCIS RD

2018-077-A

GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 16, 2018

Elaine & Panagiotis Patiniotis
507 St. Francis Road
Towson MD 21286

RE: Case Number: 2018-0279 A, Address: 507 St. Francis Road

Dear Mr. & Ms. Patiniotis:

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 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: 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

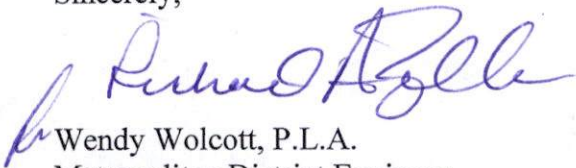
Dear Ms. Lewis:

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.

2018-0299-A
Administrative Variance
Elaine & Panagiotis Patinoitis
507 Saint Francis 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

(Av) 5-14-18

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: April 30, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0279-A
Address 507 Saint Francis Road
(Patiniotis Property)

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

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

Reviewer: Steve Ford

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

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SUBJECT: DEPS Comment for Zoning Item # 2018-0279-A
Address 507 Saint Francis Road
(Patiniotis Property)

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

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

Reviewer: Steve Ford

AV 5/19

CASE NO. 2018- 0279-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>4-30</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4/23/18</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING (1 st) Date: <u>4/27/18</u> by <u>Belingsley</u>		
SIGN POSTING (2 nd) Date: _____ by _____		
PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐		
PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐		

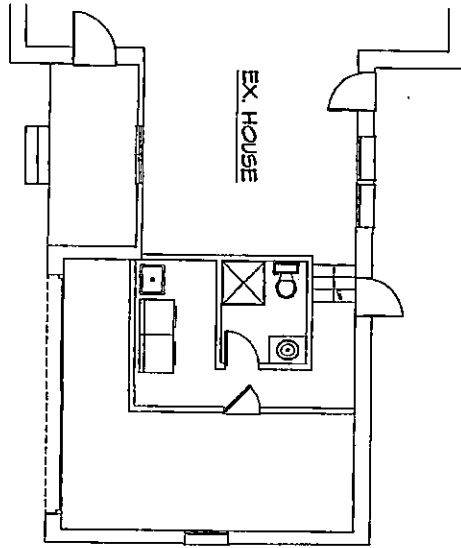
Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

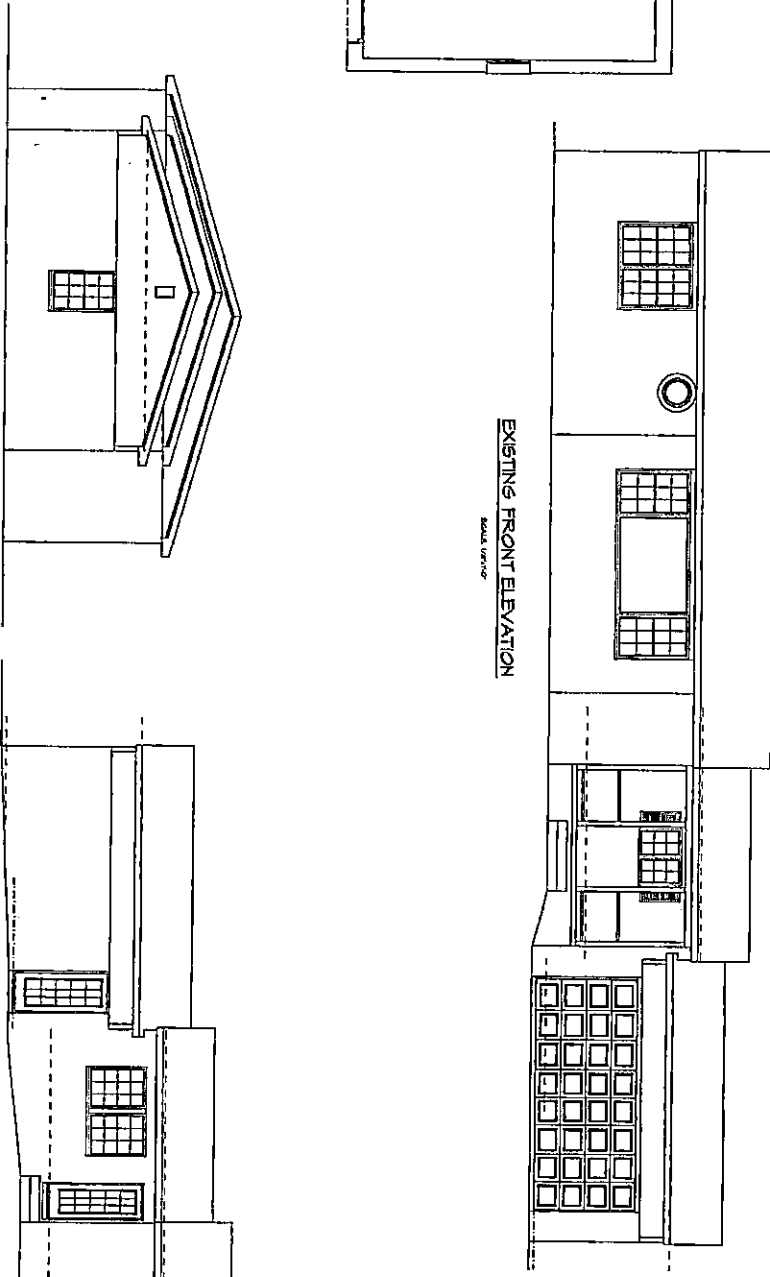
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0902200340			
Owner Information					
Owner Name:	PATINIOTIS ELAINE PATINIOTIS PANAGIOTIS K		Use:	RESIDENTIAL	
Mailing Address:	507 ST FRANCIS RD TOWSON MD 21286-		Principal Residence:	YES	
			Deed Reference:	/38579/ 00266	
Location & Structure Information					
Premises Address:		507 ST FRANCIS RD TOWSON 21286-		Legal Description: 507 ST FRANCIS RD HAMPTON VILLAGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0061	0021	0323		0000	37 2017 0014/0007
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1952	1,656 SF	550 SF	25,264 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	STONE	3 full	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	157,800	157,800			
Improvements	177,300	267,100			
Total:	335,100	424,900	365,033	394,967	
Preferential Land:	0			0	
Transfer Information					
Seller: GIANNAROS MARIA		Date: 02/01/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /38579/ 00266		Deed2:	
Seller: STAMATACOS NICK TRUSTEE		Date: 04/13/2016		Price: \$450,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37385/ 00229		Deed2:	
Seller: STAMATACOS NICHOLAS		Date: 04/16/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /26895/ 00193		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:		HOMEOWNERS TAX CREDIT			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	





PARTIAL EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



EXISTING FRONT ELEVATION

SCALE 1/4" = 1'-0"

PARTIAL EXISTING RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

PARTIAL EXISTING REAR ELEVATION

SCALE 1/4" = 1'-0"

0279-1A

FILE: GIANNAROS ADDITION

SCALE: 1/4" = 1'-0"
DATE: 1/2018
SHEET NO: 1

GBL CUSTOM HOME
DESIGN INC.
PO BOX 537 FREDERICK, MD 21040
PHONE 410-833-8320

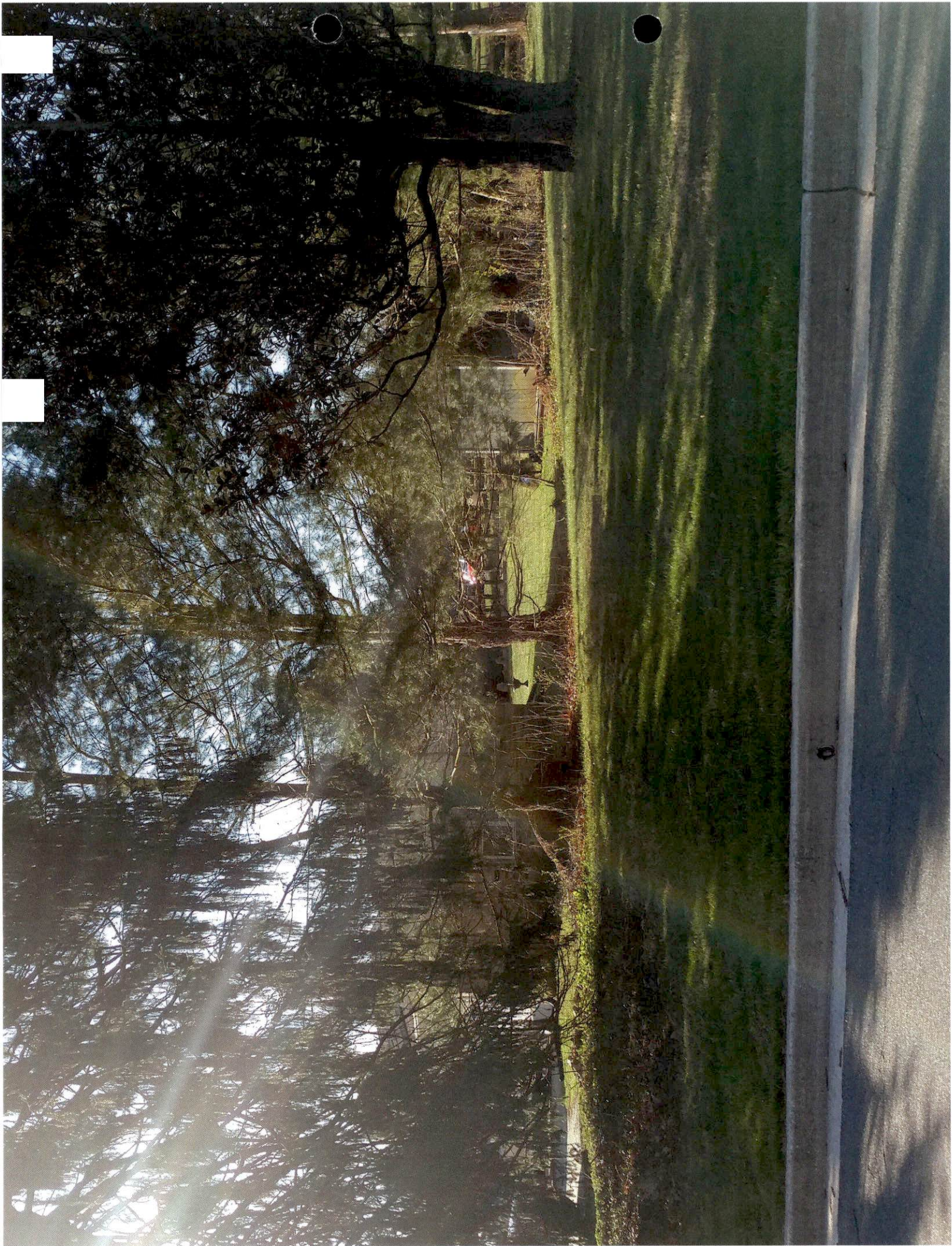
NOT TO SCALE
FOR INFORMATION
ONLY
DO NOT CONSTRUCT
BASED ON THIS
DRAWING

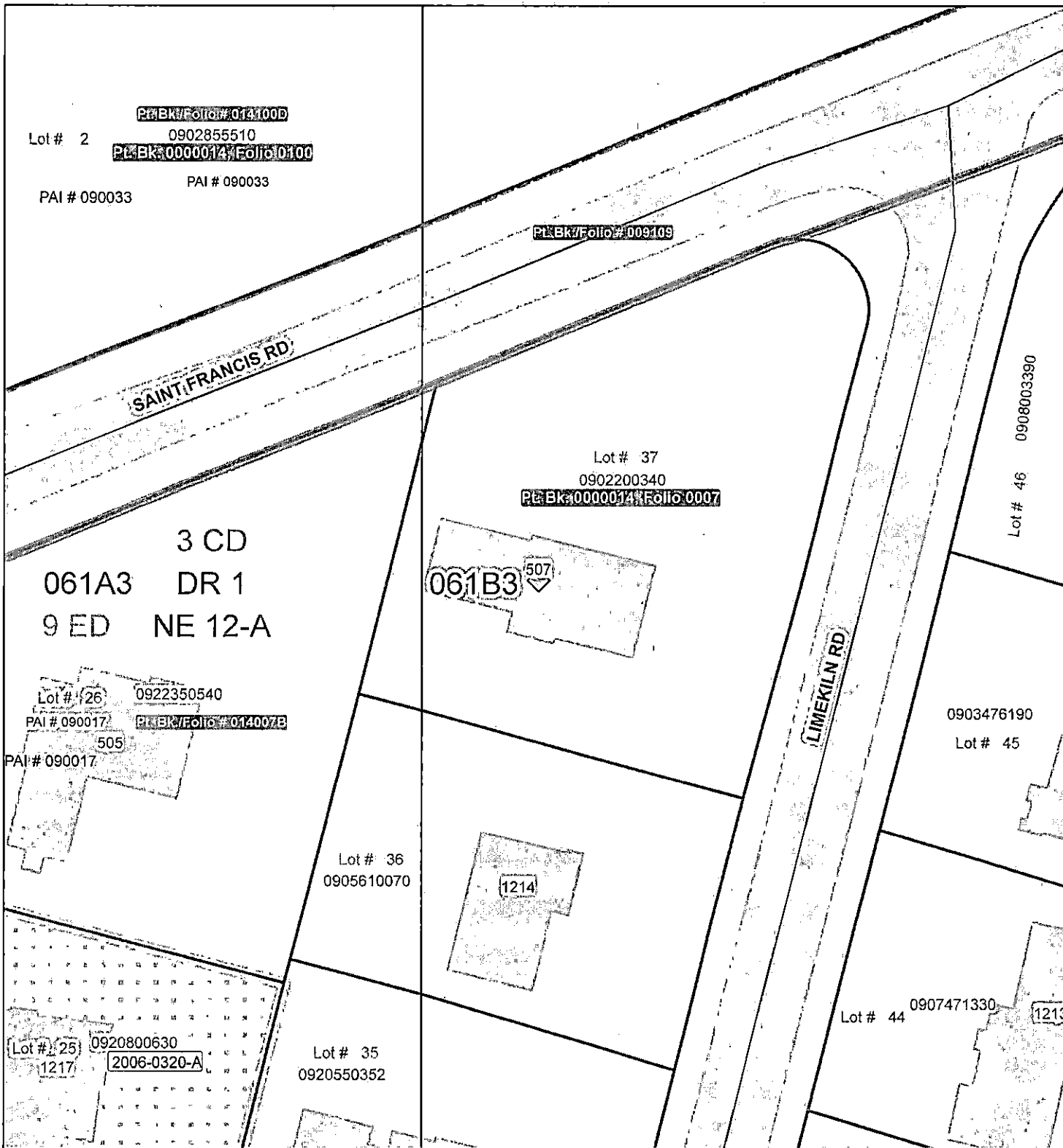
REMODELING & ADDITIONS TO THE GIANNAROS RESIDENCE

PREPARED BY: GBL
DATE: 1/2018





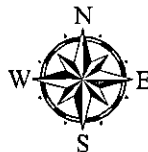




Publication Date: 4/18/2018

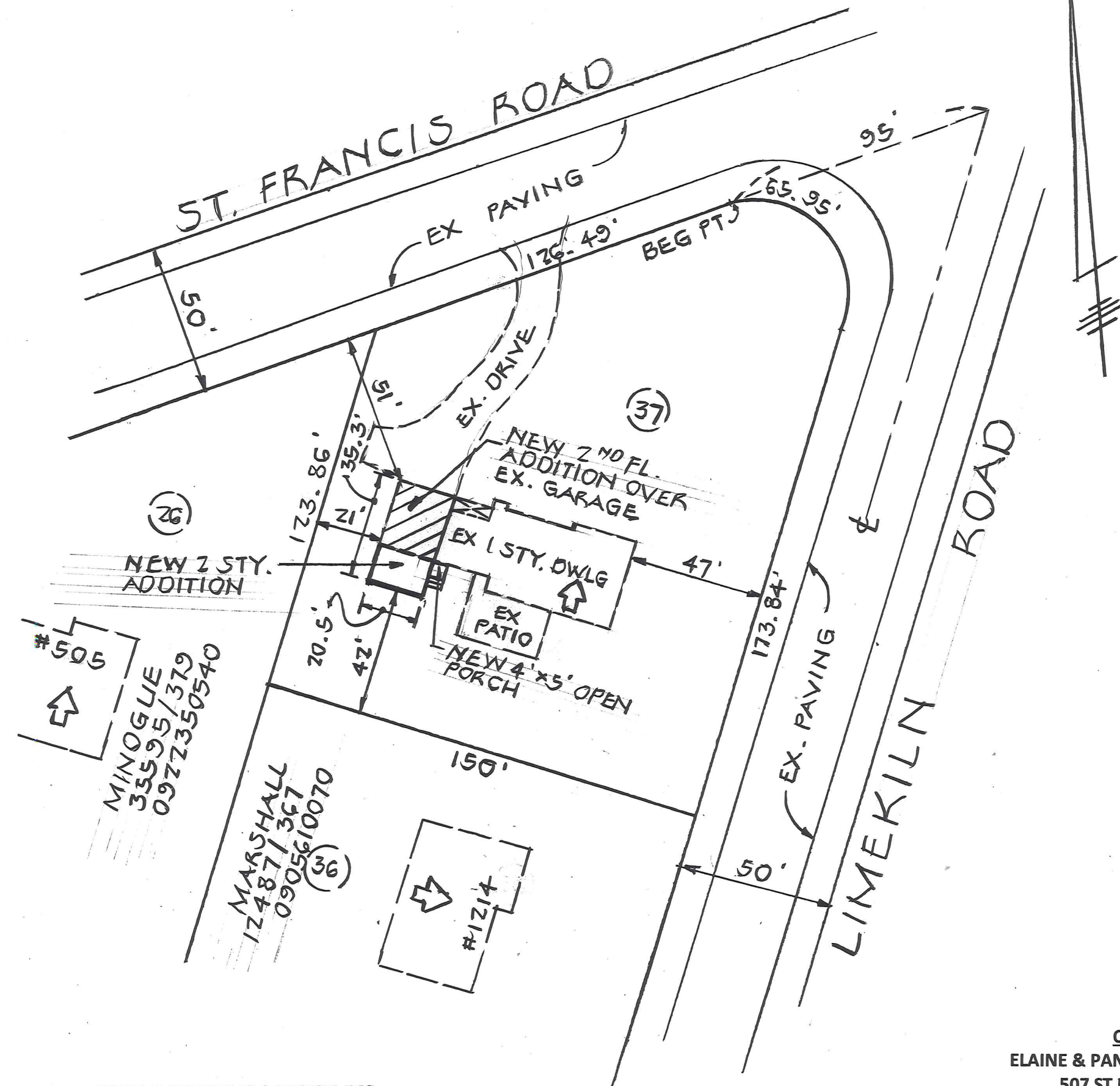


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



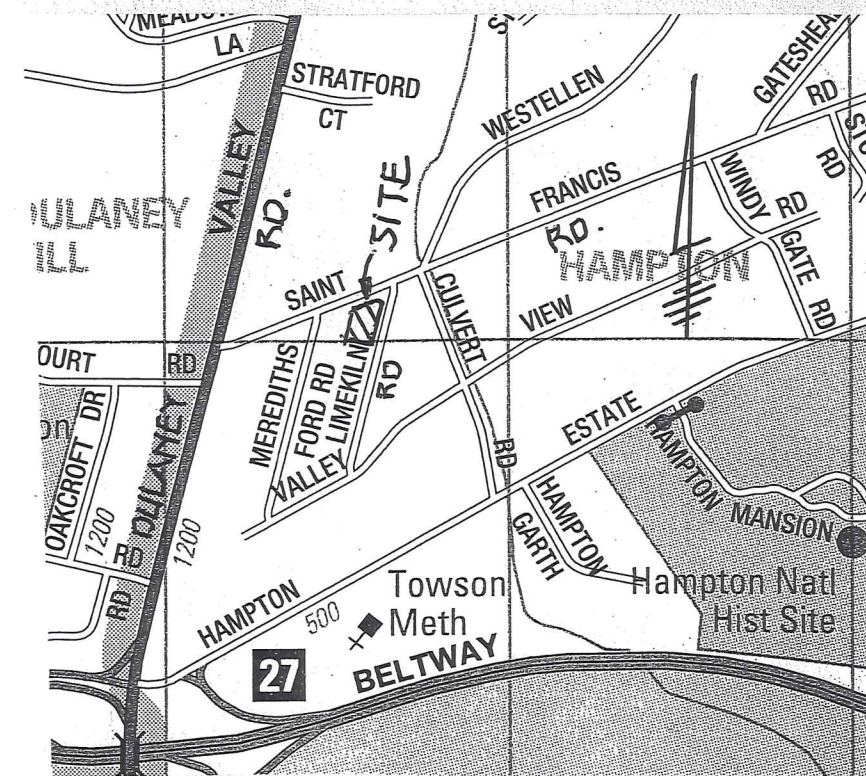
0 12.5 25 50 75 100 Feet

1 inch = 50 feet



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

OWNERS
ELAINE & PANAGIOTIS PATINIOTIS
507 ST FRANCIS ROAD
TOWSON, MD. 21286
DEED REF: L.38579 F.266
ACCT. NO. 0902200340



VICINITY MAP
SCALE: 1 INCH = 1000 FEET

NOTES

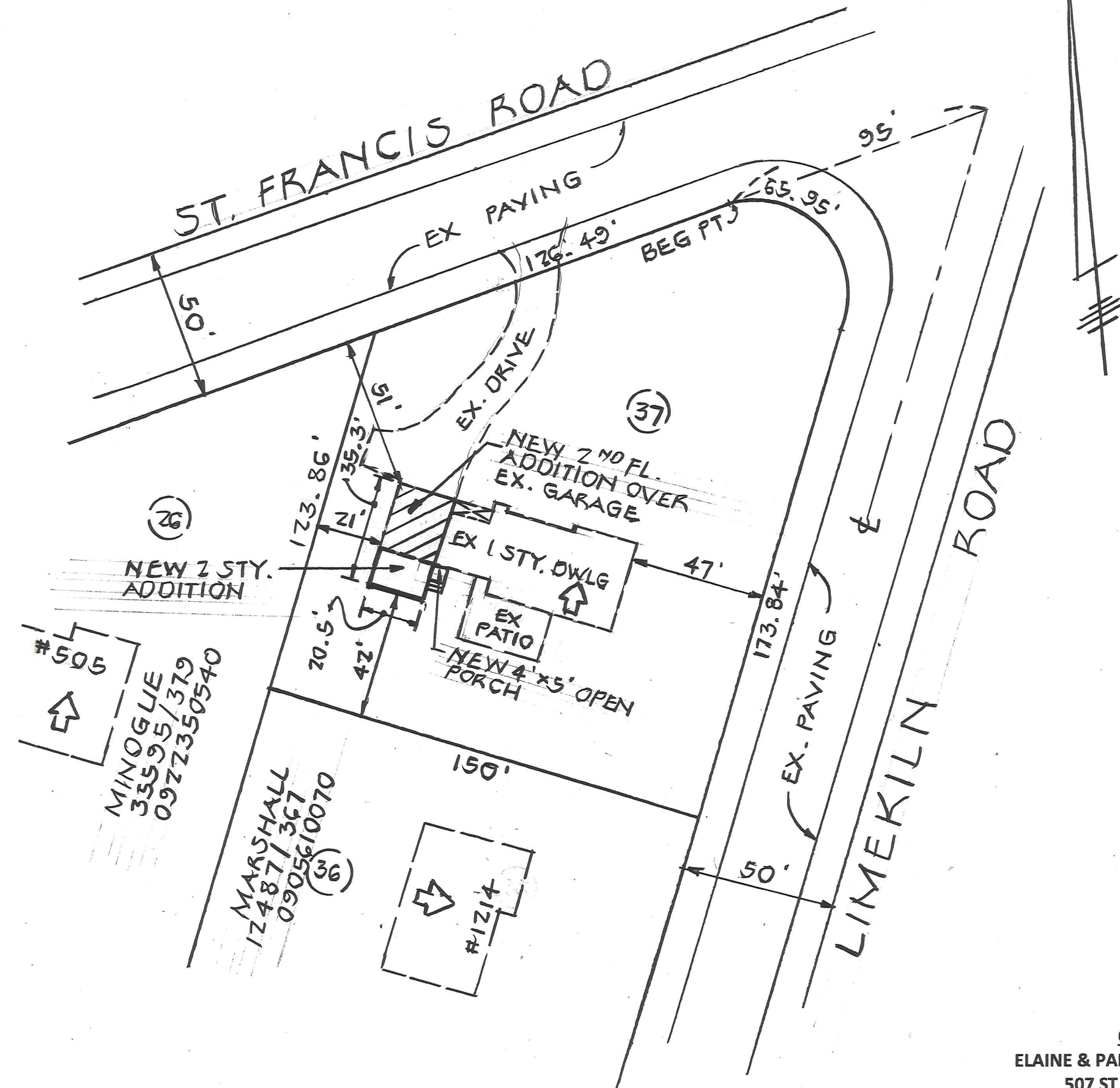
1. ZONING.....DR1 (MAP NO. 061A3)
2. AREA.....25,264 S.F. = 0.580 ACRE
3. PUBLIC WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN TO EXIST.
5. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE OR CBCA
6. NO UNDERGROUND STORAGE TANKS, CRITICAL AREAS, HAZARDOUS MATERIALS SITES OR HISTORIC STRUCTURES OR SITES ARE KNOWN TO EXIST

2018-0279-A

**PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE**

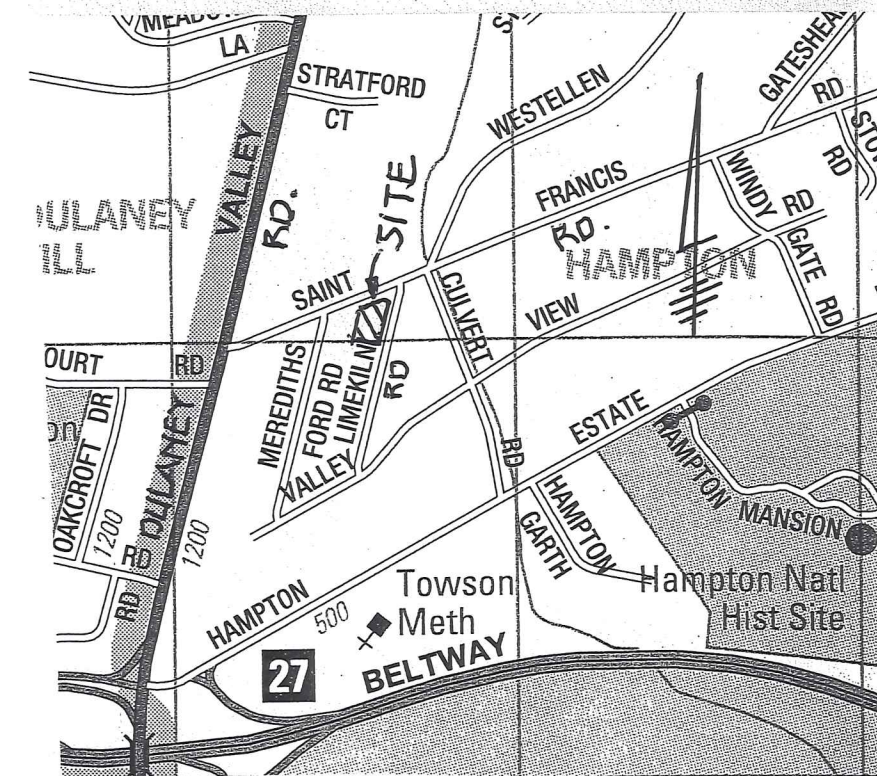
507 ST. FRANCIS ROAD
LOT 37 HAMPTON VILLAGE 14/7
ELECTION DISTRICT 9C3 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 40 FEET MARCH 30, 2018

PETITIONERS Exhibit 1



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

OWNERS
ELAINE & PANAGIOTIS PATINIOTIS
507 ST FRANCIS ROAD
TOWSON, MD. 21286
DEED REF: L.38579 F.266
ACCT. NO. 0902200340



VICINITY MAP
SCALE: 1 INCH = 1000 FEET

NOTES

1. ZONING.....DR1 (MAP NO. 061A3)
2. AREA.....25,264 S.F. = 0.580 ACRE
3. PUBLIC WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN TO EXIST.
5. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE OR CBCA
6. NO UNDERGROUND STORAGE TANKS, CRITICAL AREAS, HAZARDOUS MATERIALS SITES OR HISTORIC STRUCTURES OR SITES ARE KNOWN TO EXIST

2018-0279-A
**PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE**
507 ST. FRANCIS ROAD
LOT 37 HAMPTON VILLAGE 14/7
ELECTION DISTRICT 9C3 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 40 FEET MARCH 30, 2018