

MEMORANDUM

DATE: October 30, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0071-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 29, 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

/dlw

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(702 Ivy Hill Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
John G. & Deanna K. Sakellaris	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0071-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, John G. and Deanna K. Sakellaris (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 103.1, 103.3, 1A00.4 (Section 1A03.4.B.4 of the 1986 Zoning Regulations) of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed dwelling addition with a side yard setback of 32 ft. in lieu of the minimum required 50 ft. and to amend the latest Final Development Plan (“FDP”) for Ivy Hill, Section 1, Lot 18 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 September 10, 2018, indicating that Ground Water Management must review any proposed building permit for an addition, since the house is served by well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 8, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 9-27-18

By [Signature]

The Petitioners have filed the supporting affidavits as required by § 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 Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 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 27th day of **September, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 103.1, 103.3, 1A00.4 (Section 1A03.4.B.4 of the 1986 Zoning Regulations) of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed dwelling addition with a side yard setback of 32 ft. in lieu of the minimum required 50 ft. and to amend the latest Final Development Plan ("FDP") for Ivy Hill, Section 1, Lot 18 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.
- Petitioners must comply with the DEPS ZAC comment, dated September 10, 2018; a copy of which is attached hereto and made a part hereof.

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

JEB:dlw

ORDER RECEIVED FOR FILING

Date 9-27-18 2

By [Signature]

[Signature]
JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

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: September 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0071-A
Address 702 Ivy Hill Road
(Sakellaris Property)

Zoning Advisory Committee Meeting of **September 10, 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 a future building permit for an addition, since this house is served by well and septic. The septic system may need to be upgraded.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 9-27-18

By DW



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 702 Ivy Hill Road, Cockeysville, MD Currently zoned RC 4 (Vested 1986 RC4)
 Deed Reference 07260100125 10 Digit Tax Account # 2000007397
 Owner(s) Printed Name(s) Deanna K. Sakellaris

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 103.1, 103.3, 1A00.4, BCZR (Section 1A03.4.B.4 of the 1986 Zoning Regulations) to permit a proposed dwelling addition with a side yard setback of 32 feet in lieu of the minimum required 50 feet, and to amend the latest Final Development Plan for Ivy Hill, Section 1, Lot 18 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):

Deanna K. Sakellaris, John G. Sakellaris

Name #1 – Type or Print

Name #2 – Type or Print

Deanna K. Sakellaris Deceased

Signature #1

Signature #2

702 Ivy Hill Road Cockeysville MD

Mailing Address

City

State

21030, 410.584.7808, dsak702@verizon.net

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:

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 _____ day of _____, 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.

By _____

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0071-A Filing Date 8/31/2018 Estimated Posting Date 9/9/2018 Reviewer JNP

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: 702 Ivy Hill Road Cockeysville MD 21030
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)

We are requesting a zoning variance for the existing left (south) side yard setback, reducing the current 50' side yard requirement to 32' in order to create a master bedroom suite to the existing home that is fully handicap accessible on the first level. We need the variance to this south side yard setback in order to have the addition on a grade level close to the existing first floor, access/adjacency to existing driveway on south side and because grades on the north side are dramatically lower not allowing an accessible entrance at the main level.

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

Deanna K. Sakellaris

Signature of Owner (Affiant)

Deanna K. Sakellaris

Name- Print or Type

Deceased

Signature of Owner (Affiant)

John G. Sakellaris

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 29th day of August, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Deanna Sakellaris

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

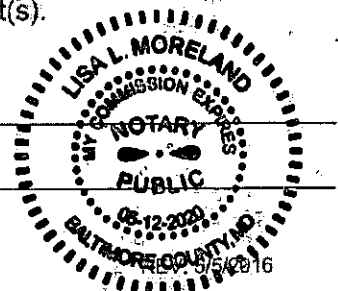
AS WITNESS my hand and Notaries Seal

Risa L. Moreland

Notary Public

May 12, 2020

My Commission Expires



ZONING PROPERTY DESCRIPTION FOR:

702 IVY HILL ROAD

HUNT VALLEY, MD 21030

Beginning for the same at a point on the **West side of Ivy Hill Road** which is **60 feet** wide at a distance of **±519 feet S27°27'10"W** of the centerline of the nearest improved intersecting street **Bowen Mill Road** which is **70 feet** wide.

Being **Lot # 18** shown on a Plat entitled "**Plat of Section 1 Ivy Hill**" as recorded in land records of Baltimore County plat book **Liber EHK, Jr. No. 54, folio 71**, containing **3.2355 acres** of lot. Located in the **8th** Election District and **3rd** Council District.

The above property description was taken from the Deed recorded on July 28, 1986 in Book EHK, Jr. 7260, p. 0125

2019-0071-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/8/2018

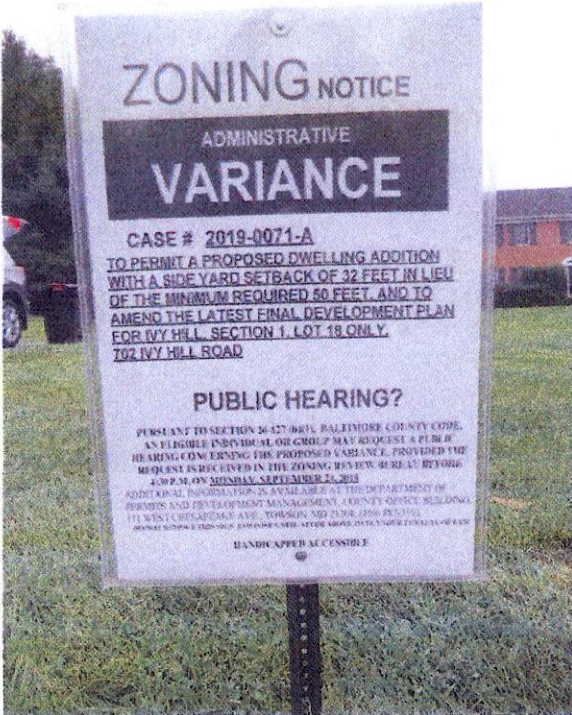
Case Number: 2019-0071-A

Petitioner / Developer: PETER RATCLIFF, AIA ~ DEANNA & JOHN SAKELLARIS

Date of Closing: SEPTEMBER 24, 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:
702 IVY HILL ROAD

The sign(s) were posted on: SEPTEMBER 8, 2018



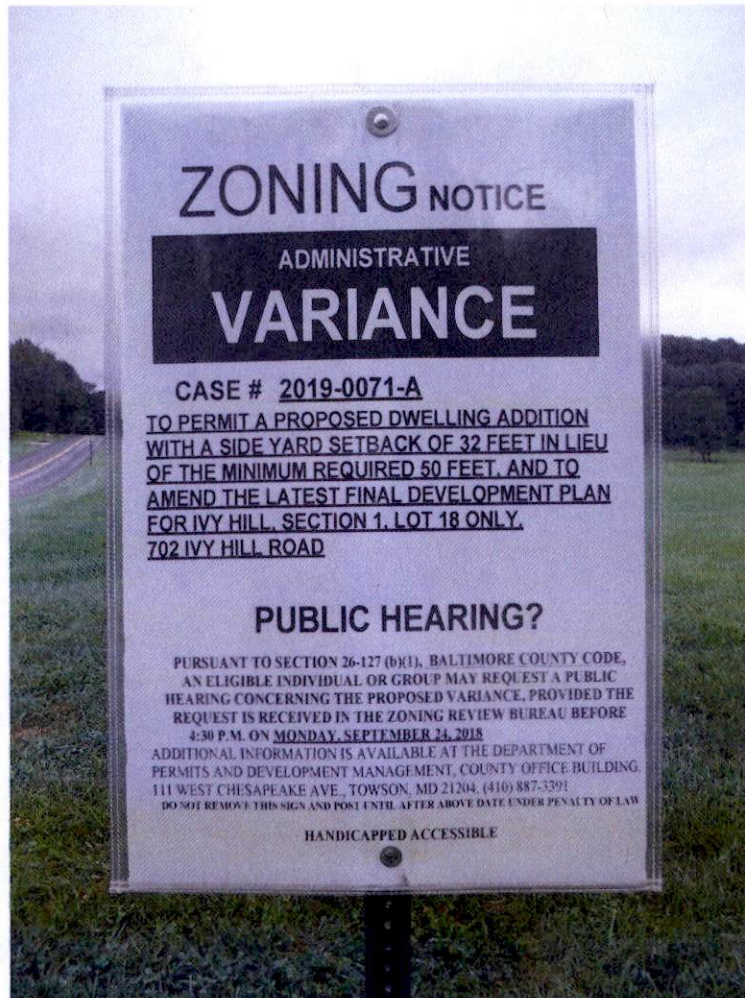
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



2nd Sign Posted 702 Ivy Hill Road (On-Site) 9/8/2018
CASE # 2019-0071-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0071 -A Address 702 Ivy Hill Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/31/2018 Posting Date: 9/9/2018 Closing Date: 9/24/2018

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 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 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.
- 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.
- 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 2019- 0071 -A Address 702 Ivy Hill Road
Petitioner's Name Deanna & John Sattellaris Telephone 410-524-7808
Posting Date: 9/9/2018 Closing Date: 9/24/2018
Wording for Sign: To Permit a proposed dwelling addition with a side yard setback of 32 feet in lieu of the minimum required 50 feet, and to amend the latest Final Development Plan for Ivy Hill, Section 1, Lot 18 only.

Revised 6/30/2019

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

No. **173213**

Date: **8/31/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 8/31/2018 8/31/2018 10:52:24 3
 REG 1503 WALKIN CAN
 RECEIPT # 796280 8/31/2018 OFLN
 5 528 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					150.00

Total: **150.00**

Rec From: **Peter W. Ratcliffe, Architect, PA**

For: **Adm. Variance - 702 Ivy Hill Road**
2019-0071-A (SAKELLAR T/S)

173213
 Receipt for \$150.00
 \$150.00 CR \$150.00 CR
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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



DONALD I. MOHLER III
County Executive

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

September 25, 2018

Deanna K & John G Sakellaris
702 Ivy Hill Road
Cockeysville MD 21030

RE: Case Number: 2019-0071 A, Address: 702 Ivy Hill Road

Dear Mr. & Ms. Sakellaris:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 31, 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 dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 9/7/18

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

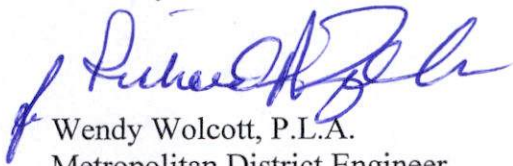
Dear Ms. Lewis:

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.

2019-0071-A-
Administrative Variance
Deanna H. & John C. Sakellaris
702 Ivy Hill 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

9-24

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: September 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0071-A
Address 702 Ivy Hill Road
(Sakellaris Property)

Zoning Advisory Committee Meeting of **September 10, 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 a future building permit for an addition, since this house is served by well and septic. The septic system may need to be upgraded.

Reviewer: Dan Esser

671374

274728-214

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: September 24, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 10, 2018
Item No. 2019-0062-A, 0063-A, 0065-A, 0066-SPH, 0067-SPHX, 0068-A
and 0071-A

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

*

*

*

*

*

VKD: cen
cc: file

9/24

CASE NO. 2019- 0071-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>9-10</u>	DEPS (if not received, date e-mail sent _____)	<u>9-10-18</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-7</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9-8-18 by O'Keefe

SIGN POSTING (2nd) 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				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 08 Account Number - 2000007387								
Owner Information										
Owner Name:		SAKELLARIS JOHN G SAKELLARIS DEANNA K				Use:		RESIDENTIAL		
Mailing Address:		702 IVY HILL RD COCKEYSVILLE MD 21030-1509				Principal Residence:		YES		
						Deed Reference:		/07260/ 00125		
Location & Structure Information										
Premises Address:		702 IVY HILL RD 0-0000				Legal Description:		3.2355 AC IVY HILL		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0042	0019	0473		0000	1		18	2017	Plat Ref:	0056/0148
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1988		3,072 SF		1000 SF		3.2300 AC		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	BRICK	2 full/ 2 half	1 Attached					
Value Information										
			Base Value	Value	Phase-in Assessments					
				As of	As of		As of			
				01/01/2017	07/01/2018		07/01/2019			
Land:			280,700	280,700						
Improvements			319,100	335,600						
Total:			599,800	616,300	610,800		616,300			
Preferential Land:			0				0			
Transfer Information										
Seller: CHAMARAL LIMITED PARTNERSHIP				Date: 08/07/1986		Price: \$65,900				
Type: ARMS LENGTH IMPROVED				Deed1: /07260/ 00125		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: Approved 05/20/2008										

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0071-A **Reviewer:** Jeffrey Perlow

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Deanna K & John G. Sakellaris

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 702 IVY HILL RD

Location: W/S of Ivy Hill Road, 519 ft. SW of Bowen Mill Road

Existing Zoning: RC 4 (VESTED 1986 RC 4)

Area: 3.2355 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed dwelling addition with a side yard setback of 32 ft. in lieu of the minimum required 50 ft. and to amend the latest Final Development Plan for Ivy Hill, Section 1, Lot 18 only.

Attorney: Not Available

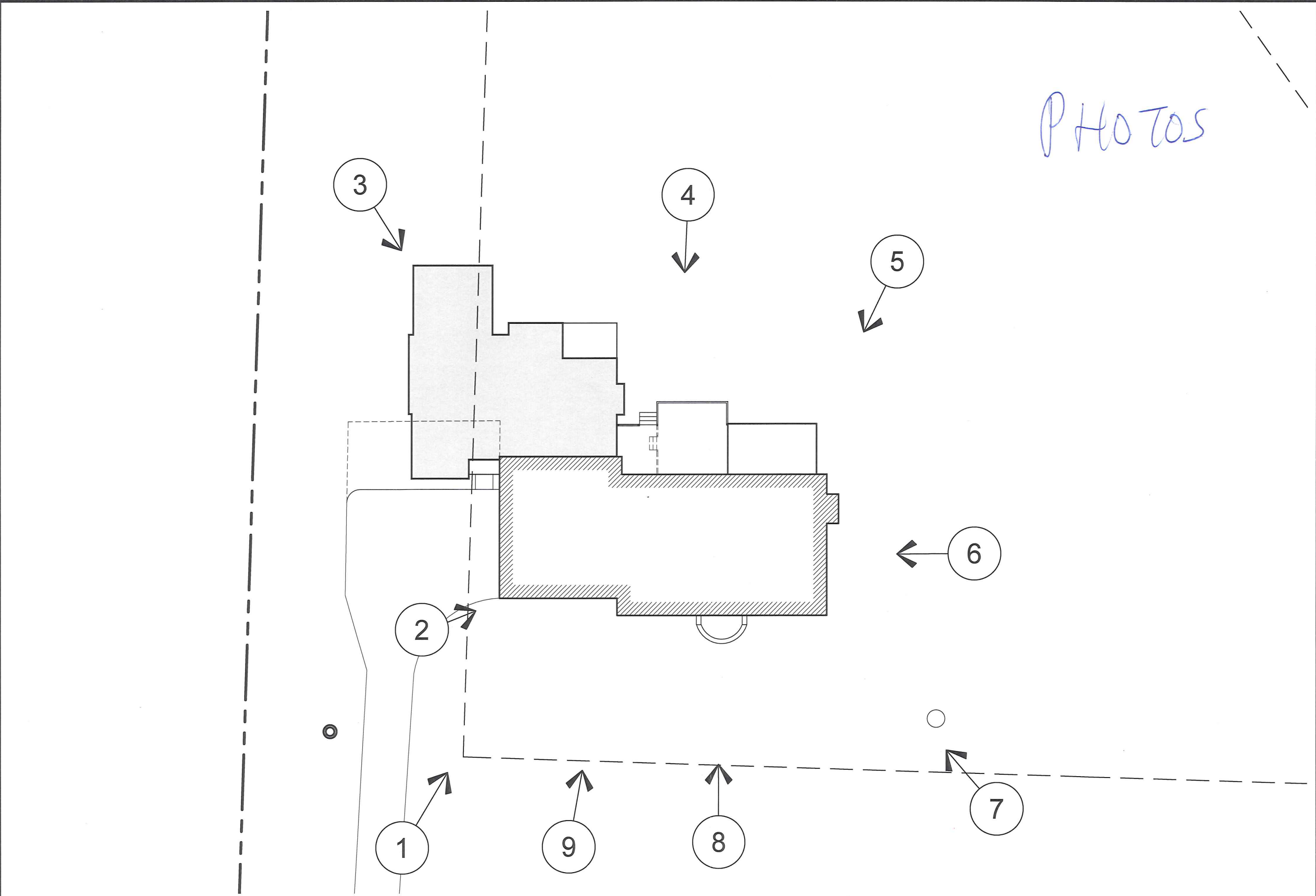
Prior Zoning Cases: 1973-0207

Concurrent Cases: None

Violation Cases: None

Closing Date: 09/24/2018

Miscellaneous Notes:



SHEET No.	SP1.2	DWG TITLE:	REFERENCE PHOTO PLAN	
		PROJECT:	NEW ADDITION PLANS FOR THE: SAKELLARIS RESIDENCE 702 IVY HILL ROAD, HUNT VALLEY, MD 21030	
		ISSUE DATE:	08.31.2018	
		RATCLIFFE ARCHITECTS		

2019-0071-A



PROJECT: NEW ADDITION PLANS FOR THE:

SAKELLARIS RESIDENCE

702 IVY HILL ROAD, HUNT VALLEY, MD 21030

DWG TITLE: REFERENCE PHOTOS

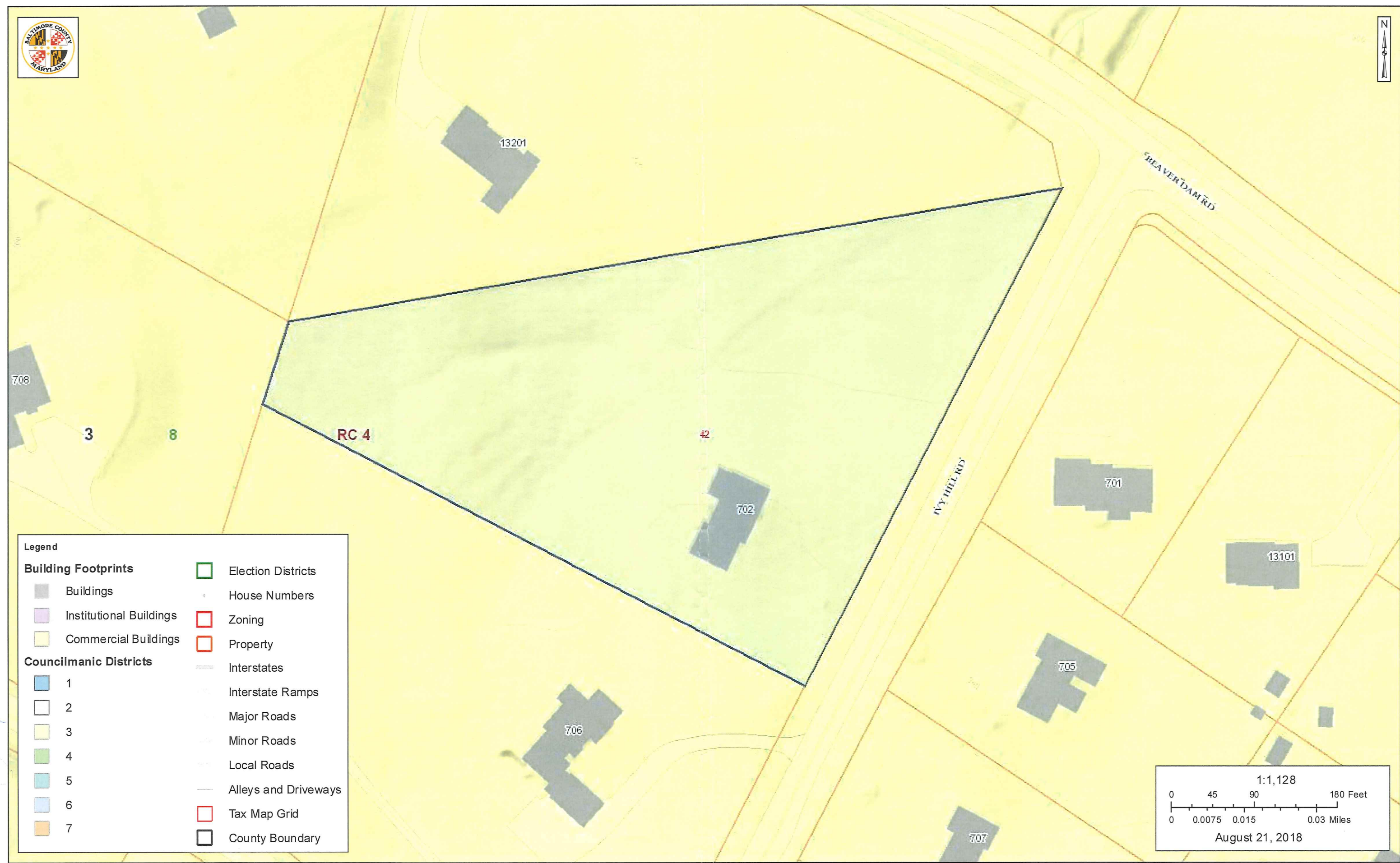
ISSUE DATE: 08.31.2018

SHEET No.

SP1.3

2019-0071-A

Baltimore County - My Neighborhood



Legend

Building Footprints	Election Districts
Buildings	House Numbers
Institutional Buildings	Zoning
Commercial Buildings	Property
Councilmanic Districts	Interstates
1	Interstate Ramps
2	Major Roads
3	Minor Roads
4	Local Roads
5	Alleys and Driveways
6	Tax Map Grid
7	County Boundary

1:1,128

0 45 90 180 Feet

0 0.0075 0.015 0.03 Miles

August 21, 2018

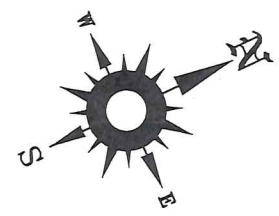
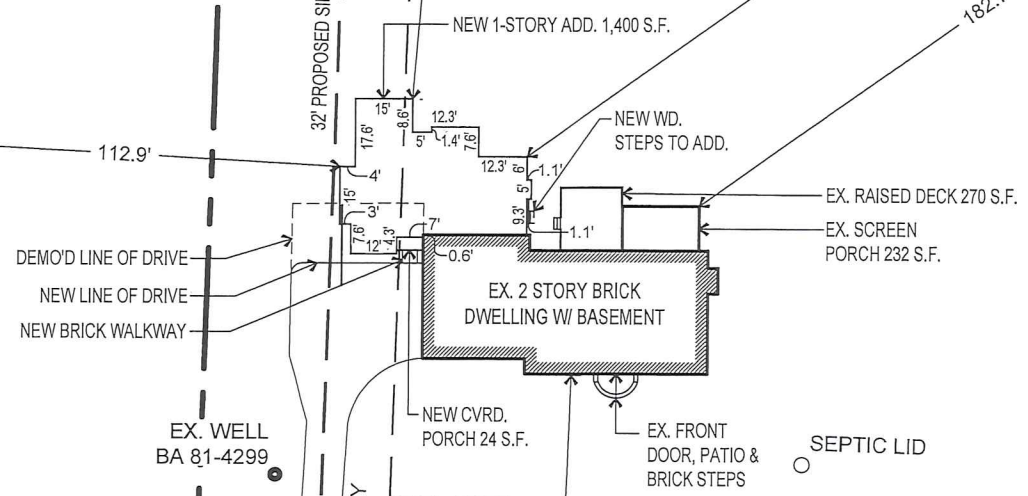
2019-0071-A

LOT 20
EPPLER CARL C. & LISA M.
708 IVY HILL ROAD
TAX ID# 2000007389

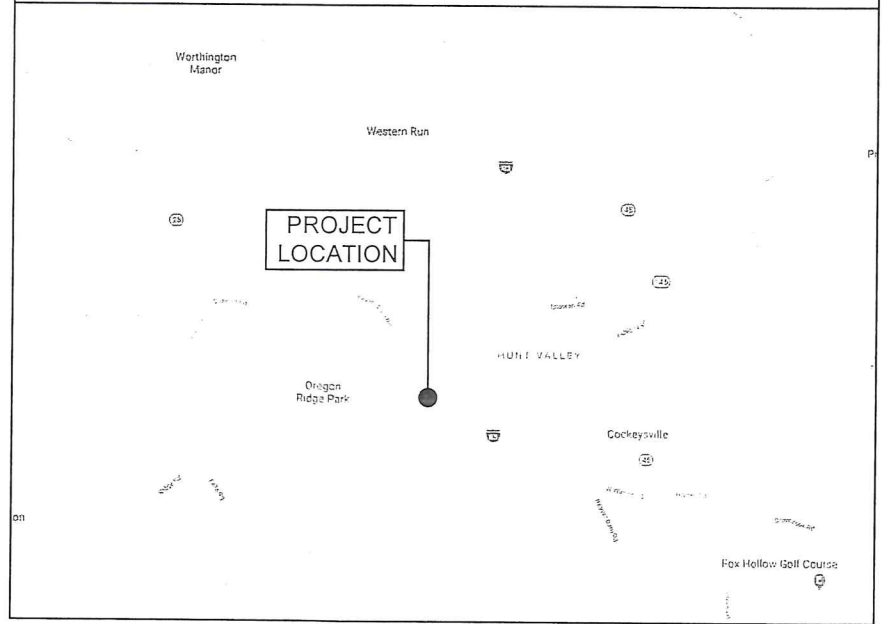
LOT 17
CARAGAY ALFREDO
B. & MARIETA S.
706 IVY HILL ROAD
TAX ID# 2000007386

LOT 18
SEKELLARIS JOHN
G. & DEANNA K.
TAX ID# 2000007387

LOT 19
MENTZER
KIMBERLY O.
TRUSTEE
13201 BEAVER
DAM ROAD
TAX ID#
2000007388



VICINITY MAP



SITE INFORMATION

ADDRESS — 702 IVY HILL ROAD — OWNER NAME — SEKELLARIS, JOHN G. & DEANNA K.

LOT # — 18 — MAP# — 0042 — GRID # — 0019 — PARCEL# — 0473

PLAT BOOK # — 0054 — FOLIO # — 0071 — 10 DIGIT TAX # — 2000007387

UTILITIES MARK WITH "X" ZONING MAP — 0042

WATER IS: PUBLIC ___ PRIVATE X SITE ZONED (Vested 1986 RC4) RC4

SEWER IS: PUBLIC ___ PRIVATE X ELECTION DISTRICT 8

PRIOR HEARING — YES LOT AREA ACREAGE — 3.2355

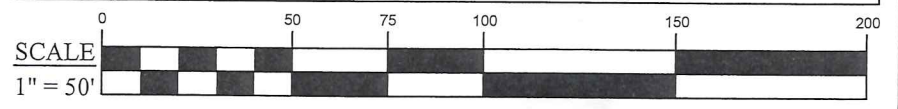
IF SO GIVE CASE NUMBER OR SQUARE FEET — 140938.38

AND SHOW RESULT BELOW

— R-1973-0207 HISTORIC — NO

— N/A IN CBCA — NO

— N/A IN FLOOD PLAIN — NO



NEW ADDITION PLANS FOR THE:
**SAKELLARIS
RESIDENCE**
702 IVY HILL ROAD, HUNT VALLEY, MD 21030

ARCHITECTURAL SITE PLAN

SP1.1

ISSUE DATE:
08.XX.2018

Pet. Exp. 1

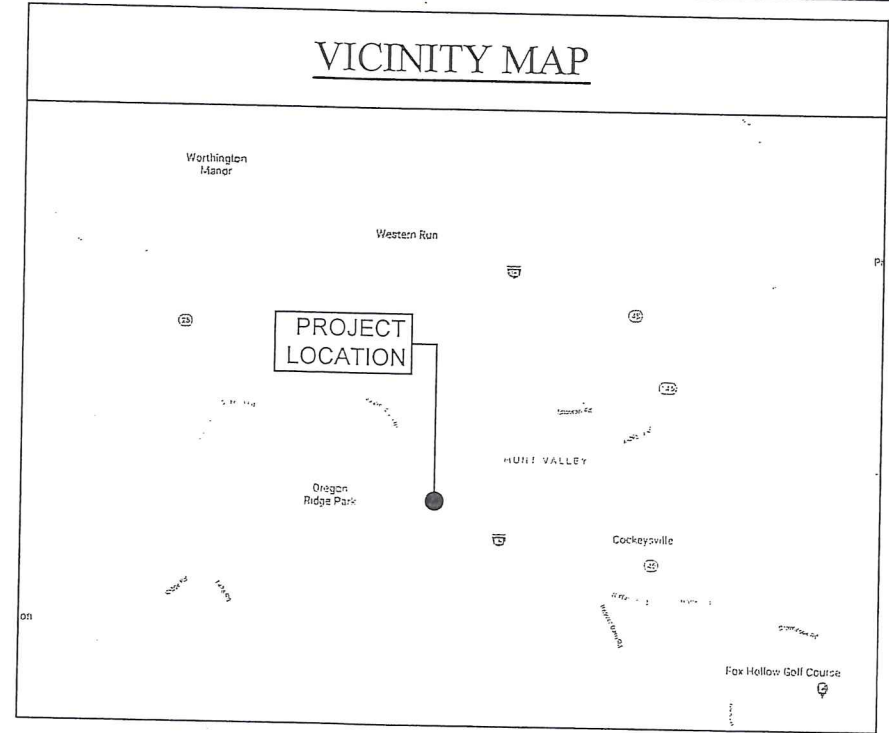
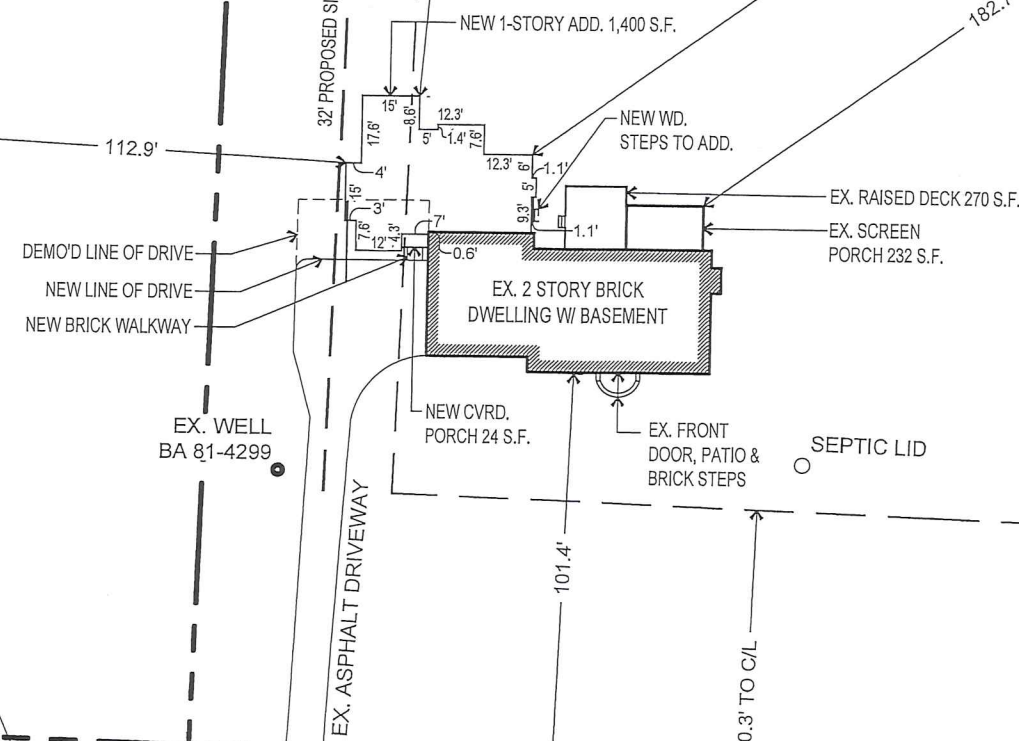
2019-0071-A

LOT 20
EPPLER CARL C. & LISA M.
708 IVY HILL ROAD
TAX ID# 2000007389

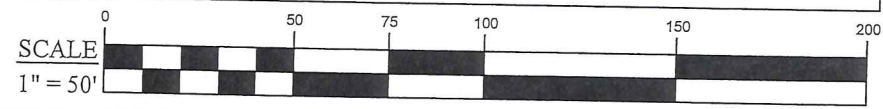
LOT 17
CARAGAY ALFREDO
B. & MARIETA S.
706 IVY HILL ROAD
TAX ID# 2000007386

LOT 18
SEKELLARIS JOHN
G. & DEANNA K.
TAX ID# 2000007387

LOT 19
MENTZER
KIMBERLY O.
TRUSTEE
13201 BEAVER
DAM ROAD
TAX ID#
2000007388



SITE INFORMATION	
ADDRESS — 702 IVY HILL ROAD — OWNER NAME — SEKELLARIS, JOHN G. & DEANNA K.	
LOT# — 18 —	MAP# — 0042 — GRID# — 0019 — PARCEL# — 0473
PLAT BOOK# — 0054 — FOLIO# — 0071 — 10 DIGIT TAX# — 2000007387	
UTILITIES MARK WITH "X" ZONING MAP — 0042	
WATER IS: PUBLIC _____ PRIVATE <u>X</u>	SITE ZONED <u>(Verified 1986 RC4)</u> RC4
SEWER IS: PUBLIC _____ PRIVATE <u>X</u>	ELECTION DISTRICT — 8
COUNCIL DISTRICT — 3	
PRIOR HEARING — YES	LOT AREA ACREAGE — 3.2355
IF SO GIVE CASE NUMBER	OR SQUARE FEET — 140938.38
AND SHOW RESULT BELOW	HISTORIC — NO
_____ R-1973-0207	IN CBCA — NO
_____ N/A	IN FLOOD PLAIN — NO
_____ N/A	
_____ N/A	





RATCLIFFE
ARCHITECTS

NEW ADDITION PLANS FOR THE:

**SAKELLARIS
RESIDENCE**

702 IVY HILL ROAD, HUNT VALLEY, MD 21030

PROJECT:

ARCHITECTURAL SITE PLAN

DWG TITLE:

ISSUE DATE:

SP1.1

08.XX.2018

2019-0071-A