

MEMORANDUM

DATE: December 13, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0119-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 10, 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
(706 Goucher Avenue)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Andrea Mitsos & Dale Lawrence	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0119-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, Andrea Mitsos and Dale Lawrence (“Petitioners”). The Petitioners are requesting Variance relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed open projection (carport) with a side yard setback of 5 ft. in lieu of the minimum setback of 11.25 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 21, 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 11-9-18

By BW

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.

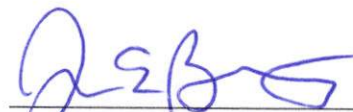
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 9th day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301.1 of the BCZR, to permit a proposed open projection (carport) with a side yard setback of 5 ft. in lieu of the minimum setback of 11.25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-9-18

By dlw



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 706 Goucher Ave. Lutherville, MD 21093 Currently zoned DR 5.5
Deed Reference 28257 / 00034 10 Digit Tax Account # 25 00003946
Owner(s) Printed Name(s) Andrea Mitsos and Dale Lawrence

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

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

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

1. ADMINISTRATIVE VARIANCE from Section(s)

Blank

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):

Andrea Mitsos / Dale Lawrence
Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

706 Goucher Ave. Lutherville, MD
Mailing Address City State

21093 / 410-493-0963 / Amitsos@Live.com
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:

Andrea Mitsos
Name Type or Print

[Signature]
Signature

706 Goucher Ave. Lutherville, MD
Mailing Address City State

21093 / 410493 0963 / Amitsos@Live.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 11 day of 9-18, 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 209-0119-A Filing Date 10/2/18 Estimated Posting Date 10/21/18 Reviewer gh

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: 706 Goucher Ave Lutherville, MD 21093
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 an administrative variance because we would like to put a carport attached to our home to help protect our property. Due to the steep pitch of our roof, during the winter, icicles form on that side of the house from the snow. When the icicles break off they have damaged my husband's work vehicle. It is also deteriorating the black top driveway on the side of the house. We have had to repair the driveway several times. The work vehicle had dents in it from the icicles and shattered the windshield. If we were able to attach the carport then it would alleviate the icicles and snow from damaging the property and vehicles.

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

[Signature]
Signature of Owner (Affiant)

ANDREA MITSOS
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

DALE LAWRENCE
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 9th day of October, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ANDREA MITSOS + DALE LAWRENCE

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
8/16/2021
My Commission Expires

2019-0119-A

Administrative Variance from section: 1B02.3.C.1 & 301.1 of BCZR

To permit a proposed open projection (carport) with a side setback of 5 feet in lieu of the minimum setback of 11.25 feet.

Zoning property description for

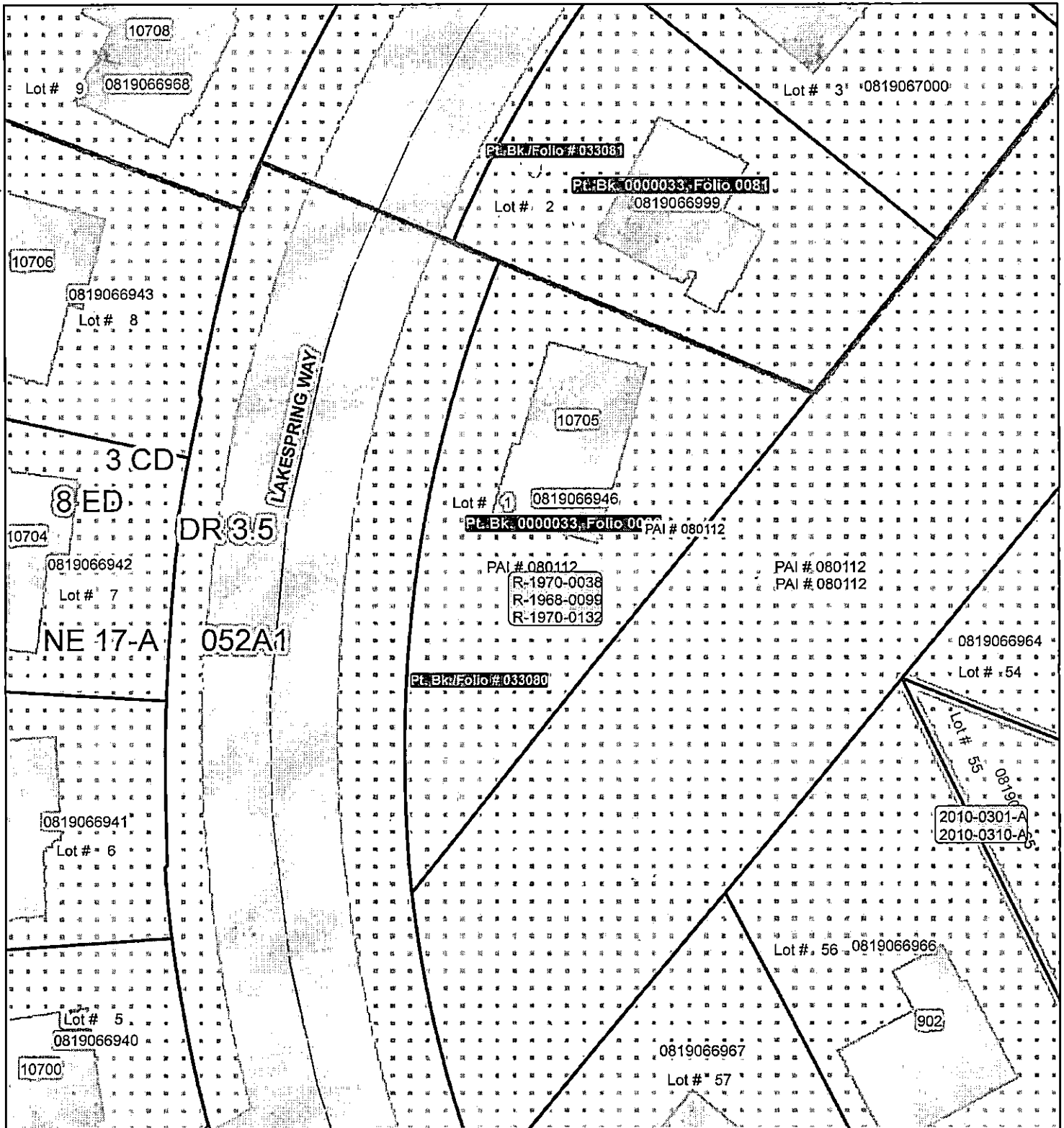
706 Goucher Ave. Lutherville, MD 21093

Beginning at a point on the east side of Goucher Ave. which is 40' R/W feet wide at a distance of $\pm 1.80^{\circ}$ feet north of the centerline of the nearest improved intersecting street Spring Ave which is 40' R/W feet wide.

Being Lot #16, Block #NA, Section #NA in the subdivision of Leather Villa as recorded in Baltimore County Plat Book #7, Folio #128, contains 9060 $\pm$ total square feet. Located in the 8th Election District and 3rd Council District.

2019-0119-A

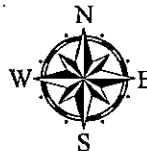
10705 Lakespring Way, Tax #08-19-066-946



Publication Date: 10/11/2018



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

Debra Wiley

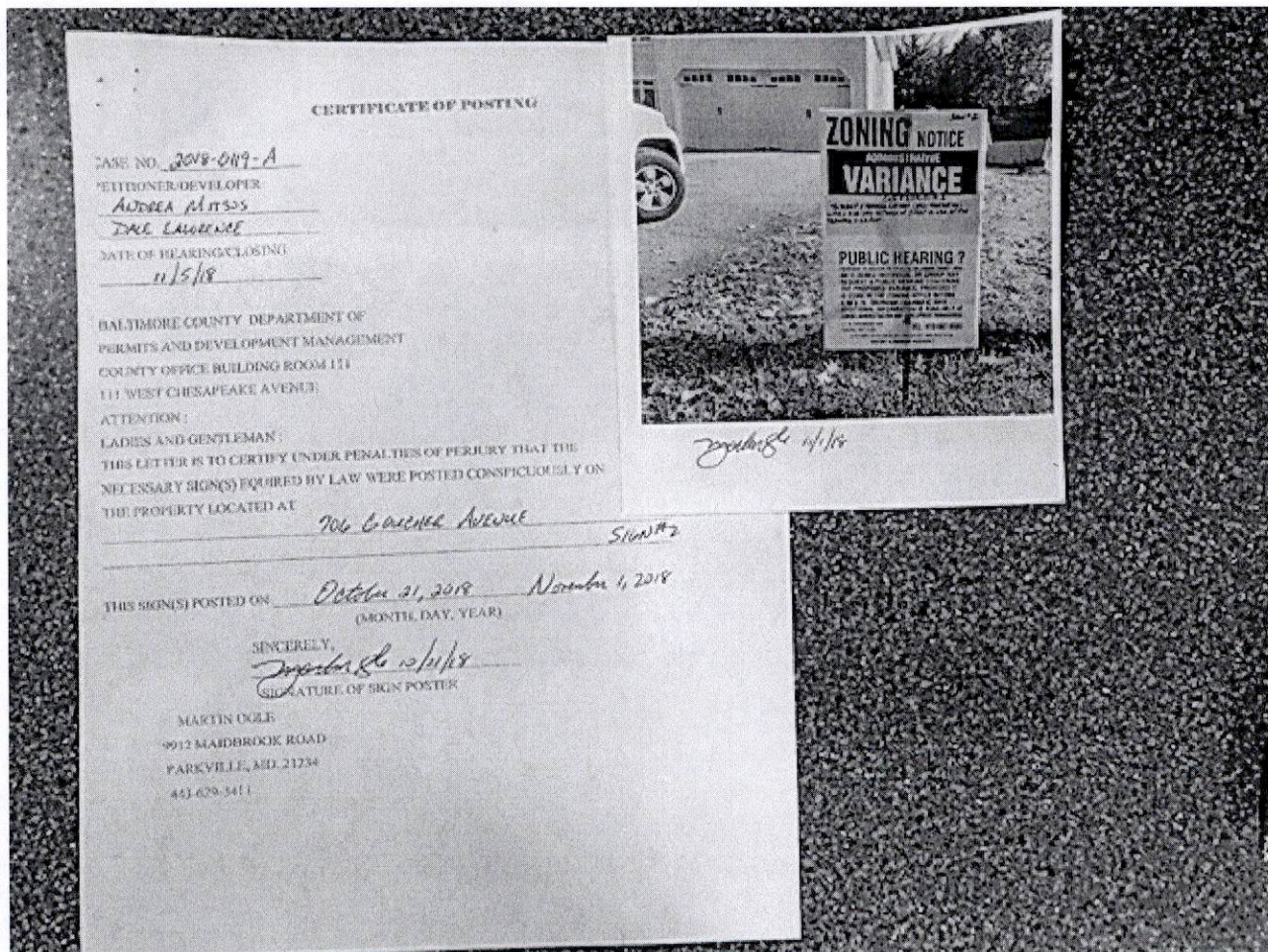
From: Marty Ogle <mert1114@aol.com>
Sent: Friday, November 02, 2018 1:01 PM
To: Administrative Hearings
Subject: 706 Goucher Avenue

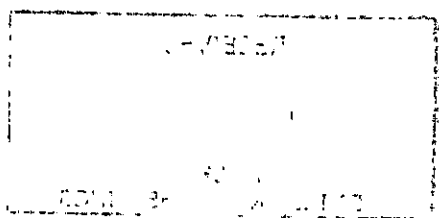
RECEIVED

NOV 02 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

2nd set of certificates





CERTIFICATE OF POSTING

CASE NO. 2018-049-A
PETITIONER/DEVELOPER
ANDREA MITCHELL
DAVE LAURENCE
DATE OF HEARING/CLOSING
11/5/18

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

LADIES AND GENTLEMEN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

706 LAWRENCE AVENUE

STON #1

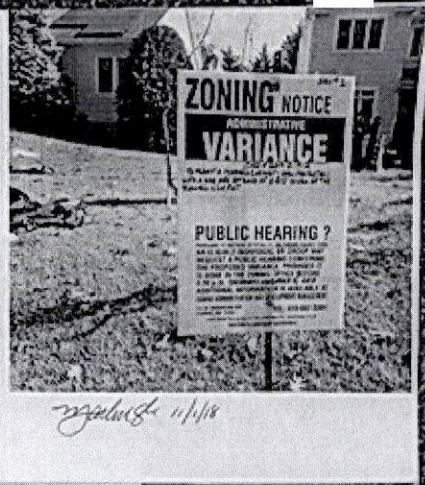
THIS SIGN(S) POSTED ON October 31, 2018 November 1, 2018
(MONTH, DAY, YEAR)

SINCERELY,

[Signature] 10/31/18

NATURE OF SIGN POSTER

MARTIN ORLE
2912 MAIDENBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411



Sent from my iPhone



CERTIFICATE OF POSTING

CASE NO. 2019-0119-A

PETITIONER/DEVELOPER

ANDREA MITSOIS

DALE LAURENCE

DATE OF HEARING/CLOSING

11/5/18

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

706 GOUCHER AVENUE

SIGN#2

THIS SIGN(S) POSTED ON October 21, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/21/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

5611-2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0111-A
TO PERMIT A PROPOSED CARPORT (OPEN PROTECTION)
WITH A SIDE YARD SETBACK OF 5 FEET IN LIEU OF THE
REQUIRED 11.25 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 25-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE; PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, NOVEMBER 5, 2018.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

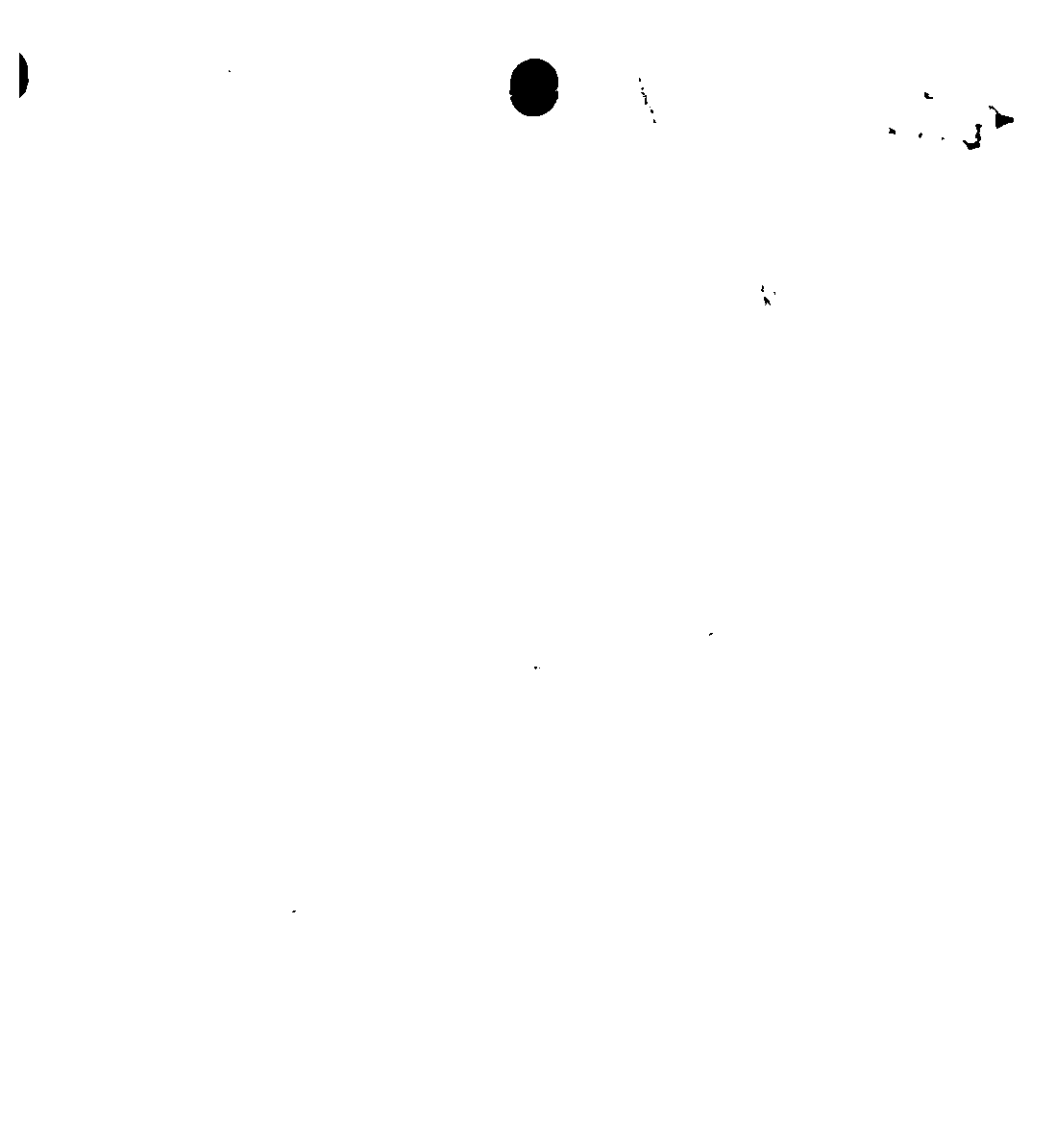
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

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

MEETING IS HANDICAP ACCESSIBLE

zoning 10/21/18



CERTIFICATE OF POSTING

CASE NO. 2019-0119-A

PETITIONER/DEVELOPER

ANDREA MITSOIS

DACE LAURENCE

DATE OF HEARING/CLOSING

11/5/18

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

706 GOUCHER AVENUE

SIGN#1

THIS SIGN(S) POSTED ON October 21, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/21/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

S&DF 1

ADMINISTRATIVE

VARIANCE

CASE # 2019-0111-A
TO PERMIT A PROPOSED CARPORT (OPEN PROTECTION)
WITH A SIDE YARD SETBACK OF 5 FEET IN LIEU OF THE
REQUIRED 11.25 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, NOVEMBER 5, 2018.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER HEARING DATE. VIOLATION PENALTY OF LAW.
MEETING IS HANDICAP ACCESSIBLE

received 10/21/18



DONALD I. MOHLER III
County Executive

November 7, 2018

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

Andrea Mitsos & Dale Lawrence
706 Goucher Ave.
Lutherville, MD 21093

Dear Ms. Mitsos & Mr. Lawrence:

RE: Case Number: 2019-0119A, Address: 706 Goucher Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 12, 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." The signature is stylized with a large, looped "R" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 10/22/18

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.

2019-0119-A
Administrative Variance
Adrian Mitsos & Dale Lawrence
706 Goucher Avenue

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0119-A
Address 706 Goucher Avenue
(Mitsos & Lawrence Property)

Zoning Advisory Committee Meeting of **October 29, 2018.**

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

Reviewer: Steve Ford

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0119 -A Address 706 Goucher Ave 21093
Contact Person: Gary Heuck Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/12/18 Posting Date: 10/21/18 Closing Date: 11/5/18

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 2019- 0119 -A Address 706 Goucher Ave 21093
Petitioner's Name Andrea Mitsos / Dale Lawrence Telephone 410-493-0963
Posting Date: 10/21/18 Closing Date: 11/5/18
Wording for Sign: To Permit a proposed carport (open projection)
with a side yard set back of 5 feet in lieu of the
required 11.25 feet

Revised 6/30/2019

**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/neighborhood 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: 2019-0119-A

Property Address: 706 Goucher Ave. Lutherville, MD 21093

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Company/Firm (if applicable): _____

Address: _____

Telephone Number: _____

Revised 7/9/2015

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

No. **176265**

PAID RECEIPT

Date:

10/12/18

BUSINESS ACTUAL TIME DRW

10/16/2018 10/12/2018 11:34:58 1

REG-WS01

WALKIN LTR

>>RECEIPT

616292 10/12/2018

OFLN

Post 3

528 ZONING VERIFICATION

10/12/18

176265

Regt Tot \$75.00

\$75.00 CK \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				75.00

Total: **75.00**

Rec From:

Dale Lawrence

For:

706 Goucher Ave

Administrative Variance

2019-0119-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

C H E C K L I S T

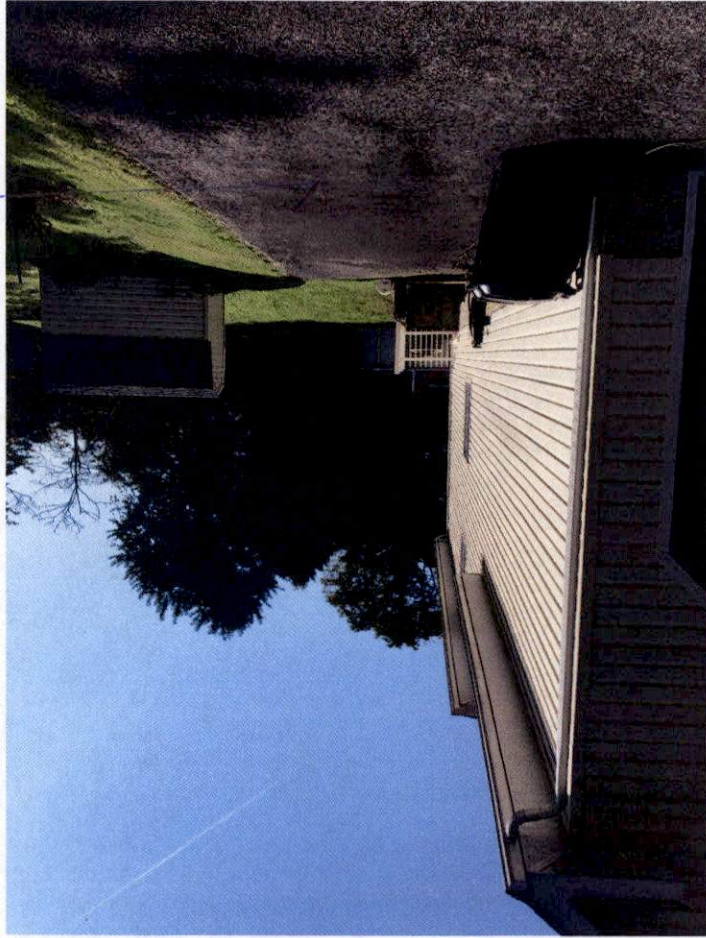
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>10-25</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>10-21-18</u>	by <u>Ogle</u>
SIGN POSTING (2 nd)	Date: <u>11-1-18</u>	by <u>Ogle</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Street view



2019-0119-A



Proposed
location of airport



2019-0119-A



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 - 2500003946			
Owner Information					
Owner Name:	MITSOS ANDREA LAWRENCE DALE		Use:	RESIDENTIAL	
Mailing Address:	706 GOUCHER AVE LUTHERVILLE MD 21093-5009		Principal Residence:	YES	
			Deed Reference:	/28257/ 00034	
Location & Structure Information					
Premises Address:		706 GOUCHER AVE LUTHERVILLE 21093-		Legal Description:	.208AC LT 16 PRT 15 706 GOUCHER AVE LUTHER VILLA
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0060	0017	0568		0000	R 16 2017 Plat Ref: 0007/0128
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2008	3,295 SF		9,060 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	3 full	2 Attached 2008
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	122,200	122,200			
Improvements	300,100	334,700			
Total:	422,300	456,900	445,367	456,900	
Preferential Land:	0			0	
Transfer Information					
Seller: MITSOS ANDREA		Date: 06/18/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /28257/ 00034		Deed2:	
Seller: MITSOS REGINA A		Date: 02/25/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /28297/ 00173		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 01/11/2011

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Real Property Data Search (w4)

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 - 2500003946			
Owner Information					
Owner Name:	MITSOS ANDREA LAWRENCE DALE		Use:	RESIDENTIAL	
Mailing Address:	706 GOUCHER AVE LUTHERVILLE MD 21093-5009		Principal Residence:	YES	
			Deed Reference:	/28257/ 00034	
Location & Structure Information					
Premises Address:		706 GOUCHER AVE LUTHERVILLE 21093-		Legal Description:	.208AC LT 16 PRT 15 706 GOUCHER AVE LUTHER VILLA
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0060	0017	0568		0000	R 16 2017 1 0007/0128
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2008	3,295 SF		9,060 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	3 full	2 Attached 2008
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2017	As of 07/01/2018	As of 07/01/2019	
Land:	122,200	122,200			
Improvements	300,100	334,700			
Total:	422,300	456,900	445,367	456,900	
Preferential Land:	0			0	
Transfer Information					
Seller: MITSOS ANDREA		Date: 06/18/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /28257/ 00034		Deed2:	
Seller: MITSOS REGINA A		Date: 02/25/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /28297/ 00173		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					

2019-0119-A

ZAC AGENDA

Case Number: 2019-0118-A **Reviewer:** Jeffrey Perlow
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADDITIONAL VARIANCE
Legal Owner: Frederick E. Schroeder
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 5 GLIDER DR
Location: E/S of Glider Drive, 140' SW of Ruselage Ave.

Existing Zoning: DR 5.5 **Area:** 5,000 SQ FT

Proposed Zoning:

ADDITIONAL VARIANCE:

To allow a proposed and existing accessory structure (2 detached carports) to be located in the side and front yards with a setback as little as 0 ft in lieu if the minimum required 2.5 ft/

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0119-A **Reviewer:** Gary Hucik

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Andrea Mitsos & Dale Lawrence

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 706 GOUCHER AVE

Location: East side of Goucher Ave. North 80 feet to centerline of Spring Ave.

Existing Zoning: DR 5.5 **Area:** 9060 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed open projection (carport) with a side setback of 5 feet in lieu of the minimum setback of 11.25 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

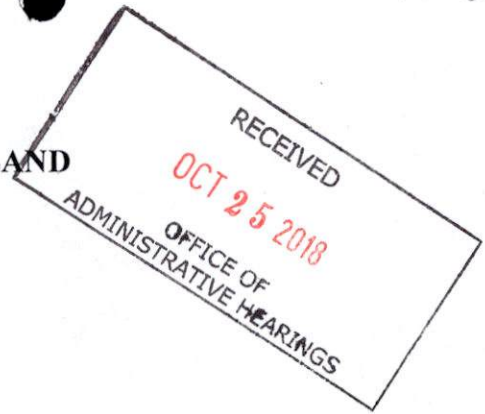
Closing Date: 11/05/2018

Miscellaneous Notes:

11-5

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: October 25, 2018

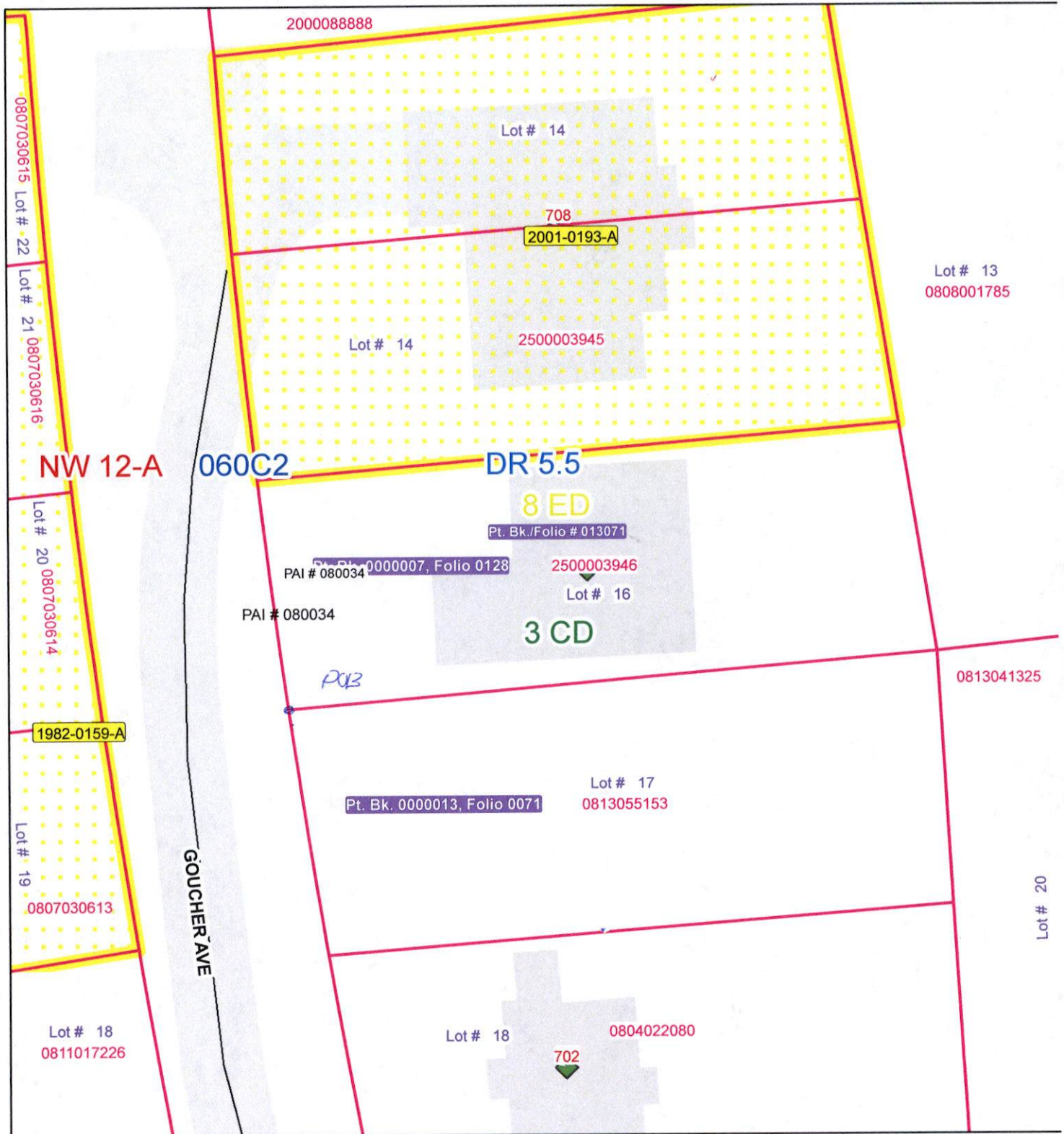
SUBJECT: DEPS Comment for Zoning Item # 2019-0119-A
Address 706 Goucher Avenue
(Mitsos & Lawrence Property)

Zoning Advisory Committee Meeting of **October 29, 2018.**

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

Reviewer: Steve Ford

706 Goucher Avenue, Tax #2 .-00-003-946



Publication Date: 9/26/2018



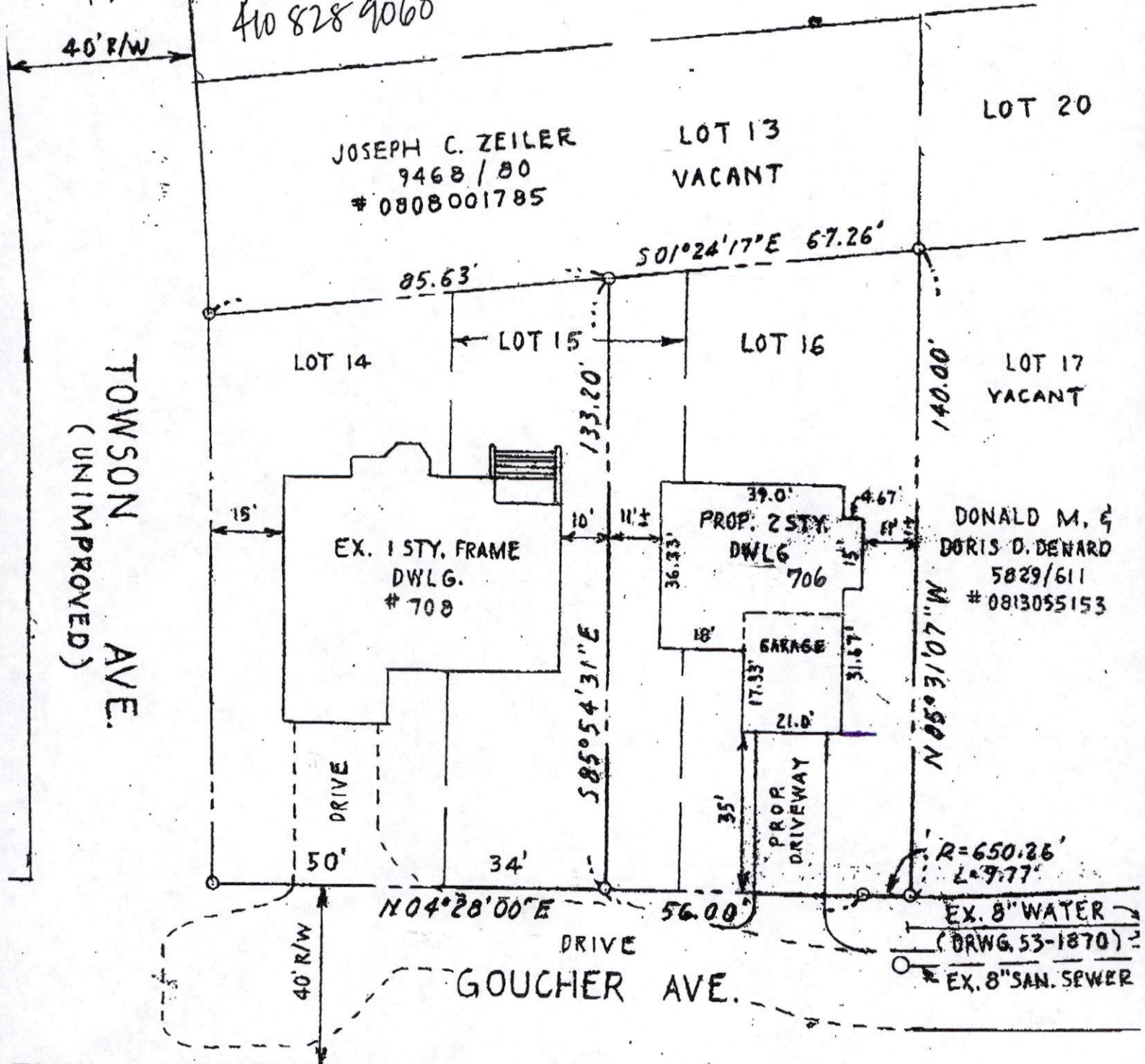
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



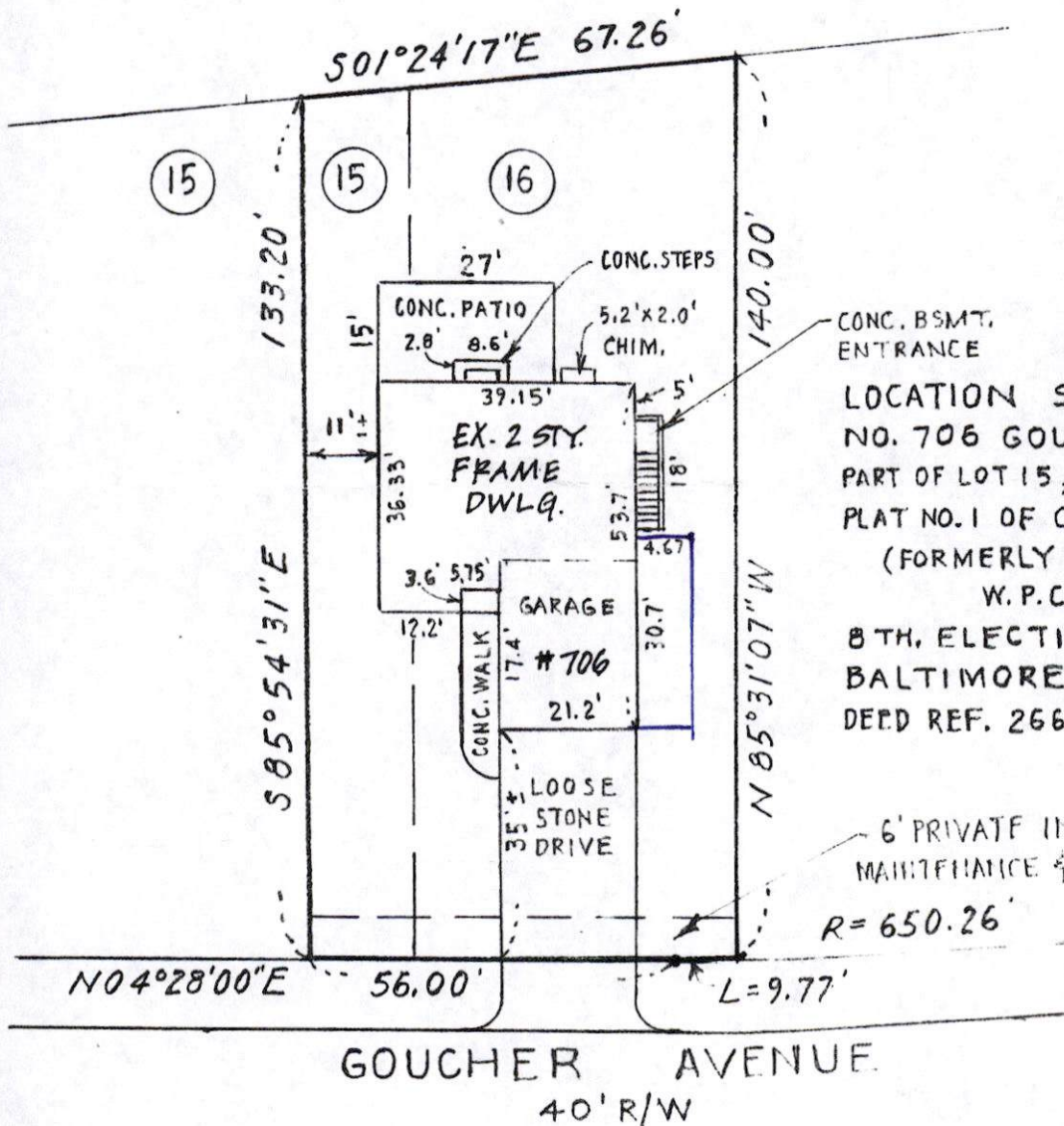
0 5 10 20 30 40
Feet

1 inch = 30 feet

call Nick for Fax #
From Bernadette
410 828 9060



COMMUNITY PANEL NO. 240010 v L 45 E
 ZONE "C"
 THIS PROPERTY IS NOT LOCATED
 IN A FLOOD HAZARD ZONE



LOCATION SURVEY
 NO. 706 GOUCHER AVENUE
 PART OF LOT 15, ALL OF LOT 16, BLOCK R
 PLAT NO. 1 OF COUNTRY CLUB PARK
 (FORMERLY CALLED LUTHER VILLA)
 W.P.C. 7/128
 8TH. ELECTION DISTRICT
 BALTIMORE COUNTY, MD.
 DEED REF. 26699 / 273

SURVEYOR'S CERTIFICATE

THIS LOCATION DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS" AS ADOPTED BY THE STATE OF MARYLAND. THIS IS NOT A BOUNDARY SURVEY.

Michael V. Moskunas

1.23.09

Michael V. Moskunas

P.L.S. No. 21175



SITE RITE SURVEYING, INC.
 200 E. JOPPA ROAD
 SHELL BUILDING, ROOM 101
 TOWSON, MD 21286
 (410) 828-9060

DRAWN BY
 G.O.S.

SURVEYED BY
 M.V.M.

CHECKED BY
 V.J.M.

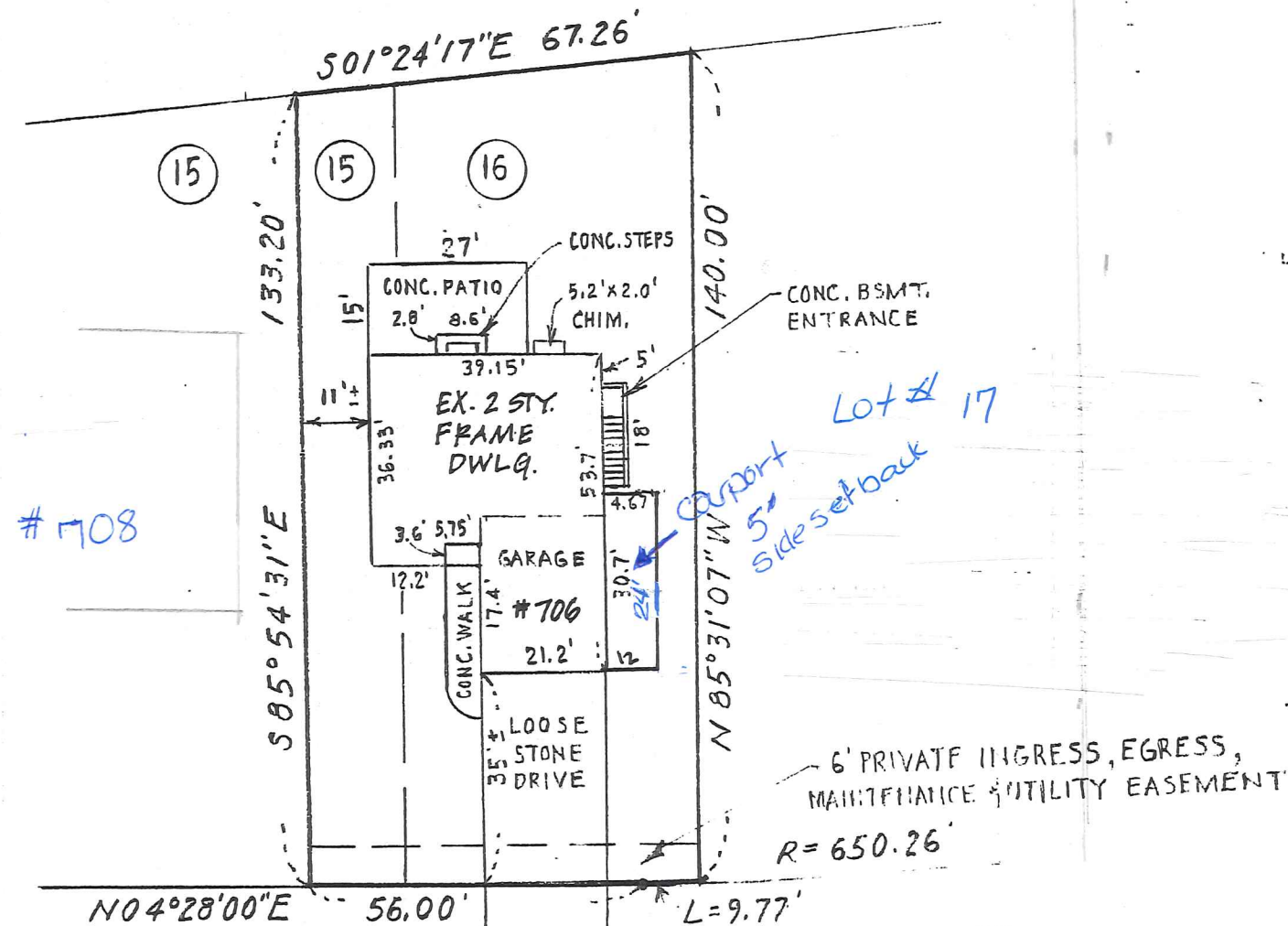
SCALE
 1" = 30'

DATE
 1-22-2009

Administrative Variance

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 706 Goucher Ave Lutherville, MD 21093 OWNER(S) NAME(S) ANDREA Mitsos & Dale Lawrence
 SUBDIVISION NAME Luther Villa LOT # 16 BLOCK # _____ SECTION # _____
 PLAT BOOK # 7 FOLIO # 128 10 DIGIT TAX # 2500003946 DEED REF. # 28257/00034

COMMUNITY PANEL NO. 240010 0245 E
 ZONE "C"
 THIS PROPERTY IS NOT LOCATED
 IN A FLOOD HAZARD ZONE



#708

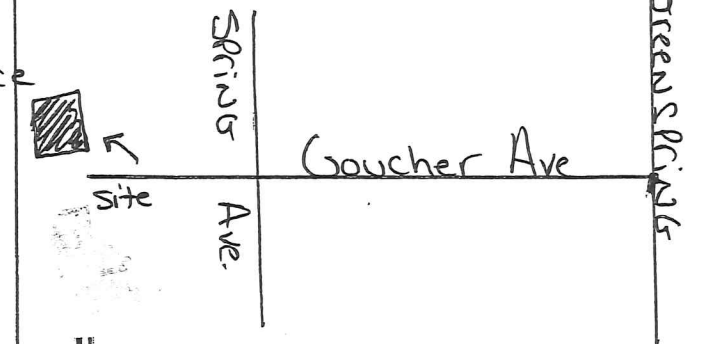
Lot # 17

5' side setback

6' PRIVATE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT
 R=650.26'

1.23.09

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 060C2
 SITE ZONED DR 5.5
 ELECTION DISTRICT 8th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE 9060 #
 OR SQUARE FEET ✓
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

PLAN DRAWN BY Andrea Mitsos DATE 10/12/18 SCALE: 1 INCH = 30 FEET

2019-0119-A

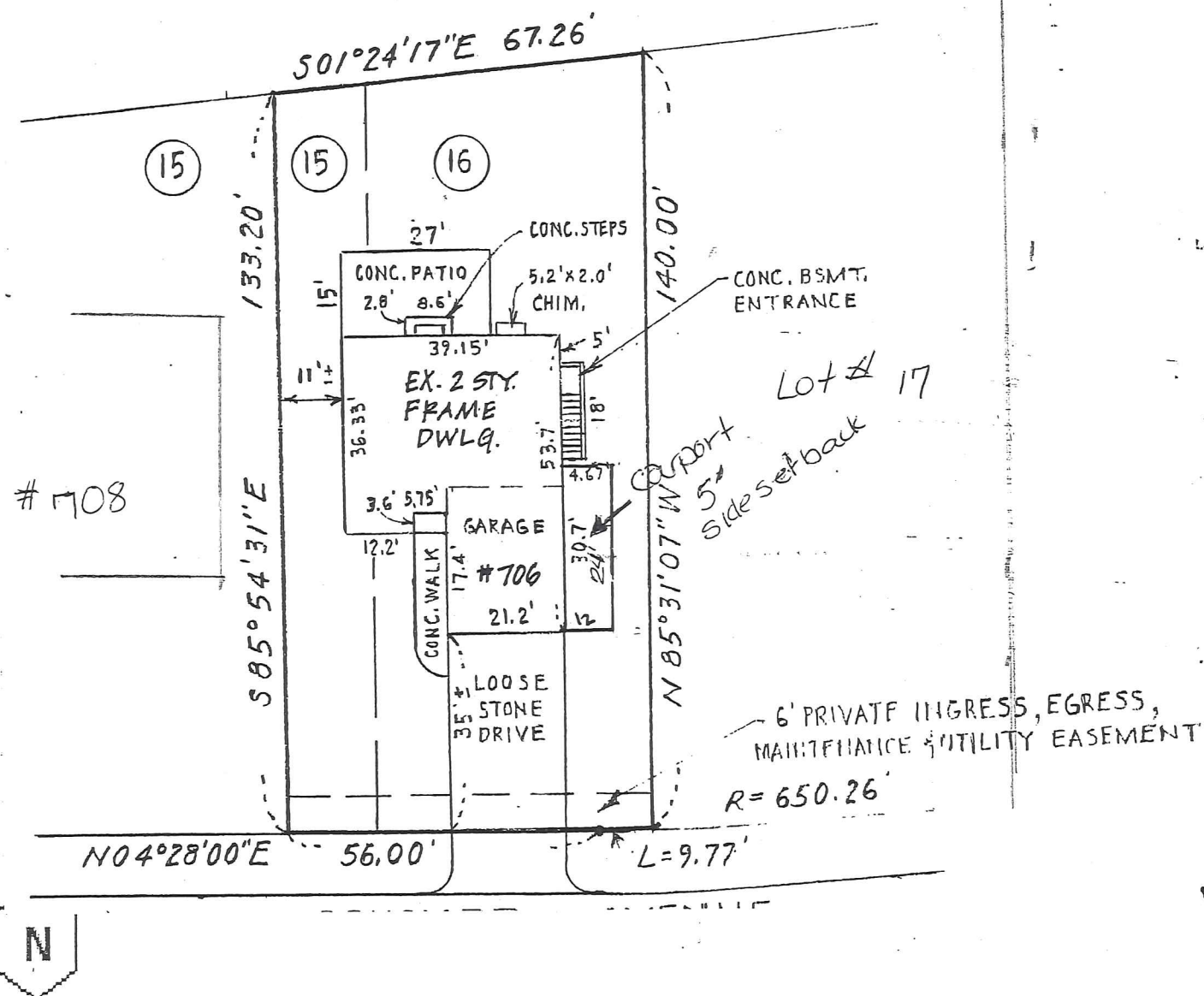
VIOLATION CASE INFO:

Pet. Exh. 1

Administrative Variance

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 706 Goucher Ave Lutherville, MD 21093 OWNER(S) NAME(S) ANDREA Mitsos & Dale Lawrence
 SUBDIVISION NAME Luther Villa LOT # 16 BLOCK # _____ SECTION # _____
 PLAT BOOK # 7 FOLIO # 128 10 DIGIT TAX # 2500003946 DEED REF. # 28257/00034

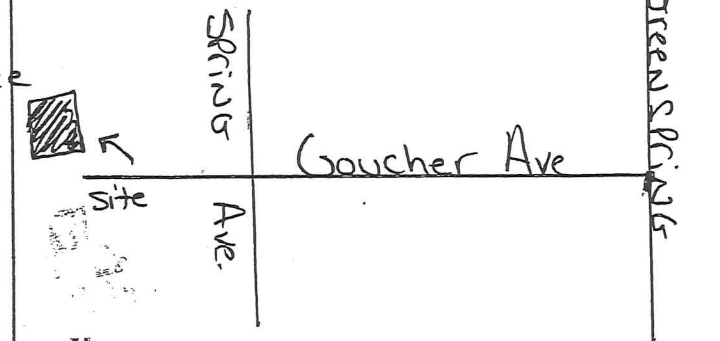
COMMUNITY PANEL NO. 240010 0245 E
 ZONE "C"
 THIS PROPERTY IS NOT LOCATED
 IN A FLOOD HAZARD ZONE



PLAN DRAWN BY Andrea Mitsos DATE 10/12/18 SCALE: 1 INCH = 30 FEET

2019-0119-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 060C2
 SITE ZONED DR 5.5
 ELECTION DISTRICT 8th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE 9060 #
 OR SQUARE FEET /
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO: