

M E M O R A N D U M

DATE: July 24, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0340-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 22, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1407 West Joppa Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Stephen & Vickie Paterakis	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0340-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, Stephen and Vickie Paterakis ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed accessory building (pool house) with a height of 20 ft. in lieu of the maximum allowed height of 15 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 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 June 1, 2019, 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 § 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 6-20-19

By BCJ

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.

Although the Department of Planning did not make any recommendations related to the proposed accessory building (pool house) height and usage, I will impose conditions that the pool house shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

The petition in this case, as was proper, sought relief from the area and height restrictions set forth in BCZR § 400.3. That is the extent of the relief permitted in a variance case. The decision to permit (or not) bathroom facilities must be made by the County's zoning, public works and environmental departments.

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 20th day of **June, 2019** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed accessory building (pool house) with a height of 20 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 6-20-19

By [Signature]

2. Petitioners or subsequent owners shall not convert the accessory structure (pool house) into a dwelling unit or apartment. The accessory structure (pool house) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities. Should the aforementioned agencies permit a powder room (sink and toilet) in this structure, that aspect of Condition No. 2 shall be considered stricken.
3. The accessory structure (pool house) shall not be used for commercial purposes.

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 6-20-19

By [Signature]



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 1407 W. JOPPA ROAD Currently zoned DR-2
Deed Reference 39973 / 00194 10 Digit Tax Account # 0 9 1 1 5 7 0 0 6 0
Owner(s) Printed Name(s) STEPHEN & VICKIE PATERAKIS

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 400.3, BC2R, to permit a proposed accessory building (pool house) with a height of 20 feet in lieu of the maximum allowed height of 15 feet.

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):

STEPHEN PATERAKIS / VICKIE PATERAKIS
Name #1 - Type or Print / Name #2 - Type or Print
Stephen Paterakis / Vickie Paterakis
Signature #1 / Signature #2
1407 W. JOPPA ROAD / TOWSON / MD
Mailing Address / City / State
21204-3619 / / spaterakis@HSBAKERY.COM
Zip Code / Telephone # / vipaterakis@yahoo.com
Email Address

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

Name- Type or Print
Signature
Mailing Address / City / State
Date / Telephone # / Email Address

Representative to be contacted:

RATCLIFFE ARCHITECTS: CONTACT - SUSAN HARRINGTON
Name - Type or Print
Susan Harrington
Signature
10404 STEVENSON ROAD / STEVENSON / MD
Mailing Address / City / State
21153 / 410-484-7010 / SUSAN@RATCLIFFEARCHITECTS.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 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.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0340-A Filing Date 5/24/2019 Estimated Posting Date 6/2/2019 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: 1407 W. JOPPA ROAD TOWSON MD 21204-3619
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 height variance for our proposed poolhouse. We have gained the approval of our neighbors and would like to maintain the architectural features of our existing property buildings, especially between the poolhouse and the detached garage (which will sit at either end of our pool).

Over the past few years, we have made significant improvements in the outdoor living spaces of our property, and in order to ensure the overall architectural quality of our investment, we are requesting relief from the 15' height restriction to 20'.

Finally, because of the nature of our property, our home sits more than 300 feet off of Joppa Road, and because the grade is significantly lower at the house than at the road, the additional height at the poolhouse will not be visible from the street.

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

Stephen Paterakis
Signature of Owner (Affiant)

STEPHEN PATERAKIS
Name- Print or Type

Vickie Paterakis
Signature of Owner (Affiant)

VICKIE PATERAKIS
Name- Print or Type

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

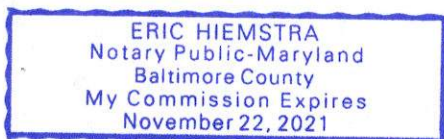
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of May, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: STEPHEN PATERAKIS AND VICKIE PATERAKIS

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

AS WITNESS my hand and Notaries Seal



E. Hiemstra
Notary Public
11/22/2021
My Commission Expires

Zoning Description to Accompany Petition for Zoning Variance

Zoning Description for 1407 W. Joppa Road

Election District 9 Councilmanic District 2

Beginning at a point on the ^{South}~~North~~ side of W. Joppa Road which is 25 feet wide (25') at a distance of 557.2 feet (557.2') West-Southwest of the centerline of the nearest improved intersecting street Wine Spring Lane which is 25 feet (25') right of way.

Thence the following courses and distances: N76°43'46"E 234.50', S03°38'14"E 582.05', S88°07'46"W 206.18', N01°22'14"W 243.80', N32°24'46"E 41.54', N24°23'46"E 17.43', N19°27'46"E 34.50', N06°01'14"W 35.75', N14°10'14"W 35.30', N26°22'14"W 23.80', N48°45'14"W 83.24', N41°15'14"W 23.58', N09°06'46"E 43.42', back to the point of beginning as recorded in Baltimore County ~~Deed~~ *Liber* #39973, Folio #194, and containing 2.4 acres.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/1/2019

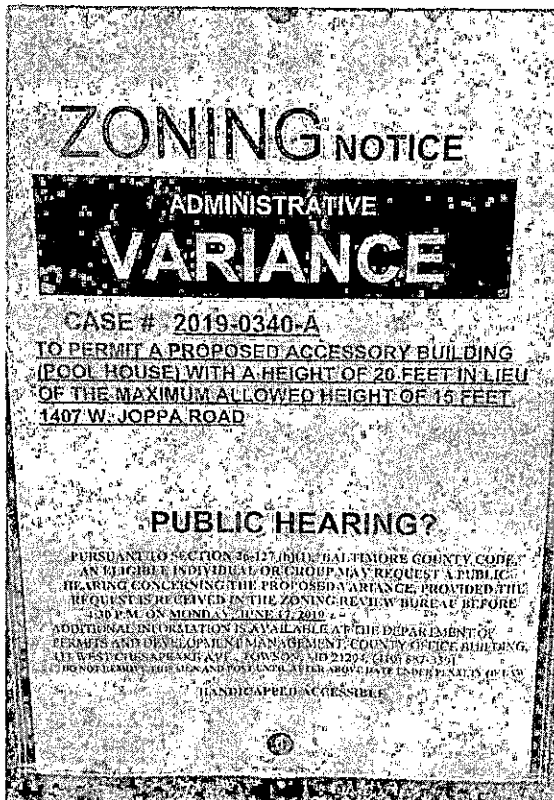
Case Number: 2019-0340-A

Petitioner / Developer: STEPHEN & VICKIE PATERAKIS ~ RATCLIFF ARCHITECTS

Date of Closing: JUNE 17, 2019

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:
1407 W. JOPPA ROAD

The sign(s) were posted on: JUNE 1, 2019



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)



Background Photo 1st Sign @ 1407 W. Joppa Rd. ~ 6/1/2019



Background Photo 2nd Sign @ 1407 W. Joppa Rd. ~ 6/1/2019

CASE # 2019-0340-A

PHILADELPHIA

Date: 5/29/2015

BUSINESS RECEIPT
 5/26/2019 5/24/2019 1015932
 ALKIN, JEE
 RECEIPT # 002347 5/24/2019 OFFL
 520 ZORING VERIFICATION

CR 100 Tot 5.00 75.00
75.00 CR 100 75.00
Baltimore County, Maryland

CASHIER'S VALIDATION

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0340 -A Address 1407 W. Joppa Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/24/2019 Posting Date: 6/2/2019 Closing Date: 6/17/2019

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- 0340 -A Address 1407 W. Joppa Road

Petitioner's Name Stephen & Vickie Paterakis Telephone _____

Posting Date: 6/2/2019 Closing Date: 6/17/2019

Wording for Sign: To Permit a proposed accessory building (pool house) with a height of 20 feet in lieu of the maximum allowed height of 15 feet.

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 18, 2019

Stephen Paterakis
Vickie Paterakis
1407 W. Joppa Road
Towson, MD 21204

RE: Case Number: 2019-0340-A, 1407 W. Joppa Road

To whom it may concern:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on May 24, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

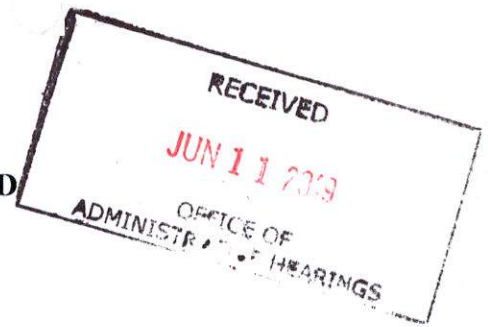
WCR: kl

C: People's Counsel
Ratcliffe Architects; Susan Harrington, 10404 Stevenson Road, Stevenson 21153

6-17

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: June 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0340-A
Address 1407 W. Joppa Road
(Paterakis Property)

Zoning Advisory Committee Meeting of **June 10, 2019**.

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

Reviewer: Steve Ford

(Av) 6-17-19

CASE NO. 2019- 0340-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>6-11</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>6-1-19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ZAC AGENDA

Case Number: 2019-0339-A **Reviewer:** Joseph Merrey
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Ronald & Kathryn Shapiro
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 15120 WHEELER LN

Location: N/S of Wheeler Lane 1,855 feet East Southeast of the centerline of the nearest improved intersecting Street, Gerber Lane

Existing Zoning: RC 2

Area: 15.13 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/17/2019

Miscellaneous Notes:

Case Number: 2019-0340-A **Reviewer:** Jeffrey Perlow
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Stephen & Vickie Paterakis
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 1407 W. JOPPA RD

Location: S/S of W. Joppa Road 557.2' SW of Wine Spring Lane.

Existing Zoning: DR 2

Area: 2.4 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed accessory building (pool house) with a height of 20 feet in lieu of the maximum allowed height of 15 feet.

Attorney: Not Available

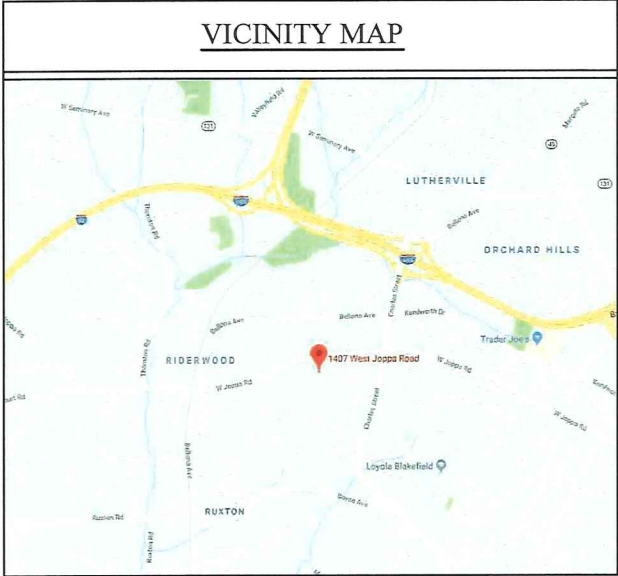
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/17/2019

Miscellaneous Notes:



SITE INFORMATION

ADDRESS — 1407 W. JOPPA ROAD — OWNER NAME — STEPHEN & VICKIE PATERAKIS

SUBDIVISION 0000 LOT # X MAP# 0069 GRID # 0005 PARCEL# 0379

PLAT BOOK # 0039973 FOLIO # 194 10 DIGIT TAX # 0911570060

UTILITIES MARK WITH "X" ZONING MAP 0069

WATER IS: PUBLIC ☒ PRIVATE SITE ZONED DR-2

SEWER IS: PUBLIC ☒ PRIVATE ELECTION DISTRICT 9

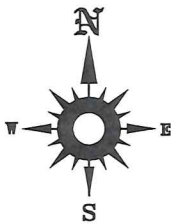
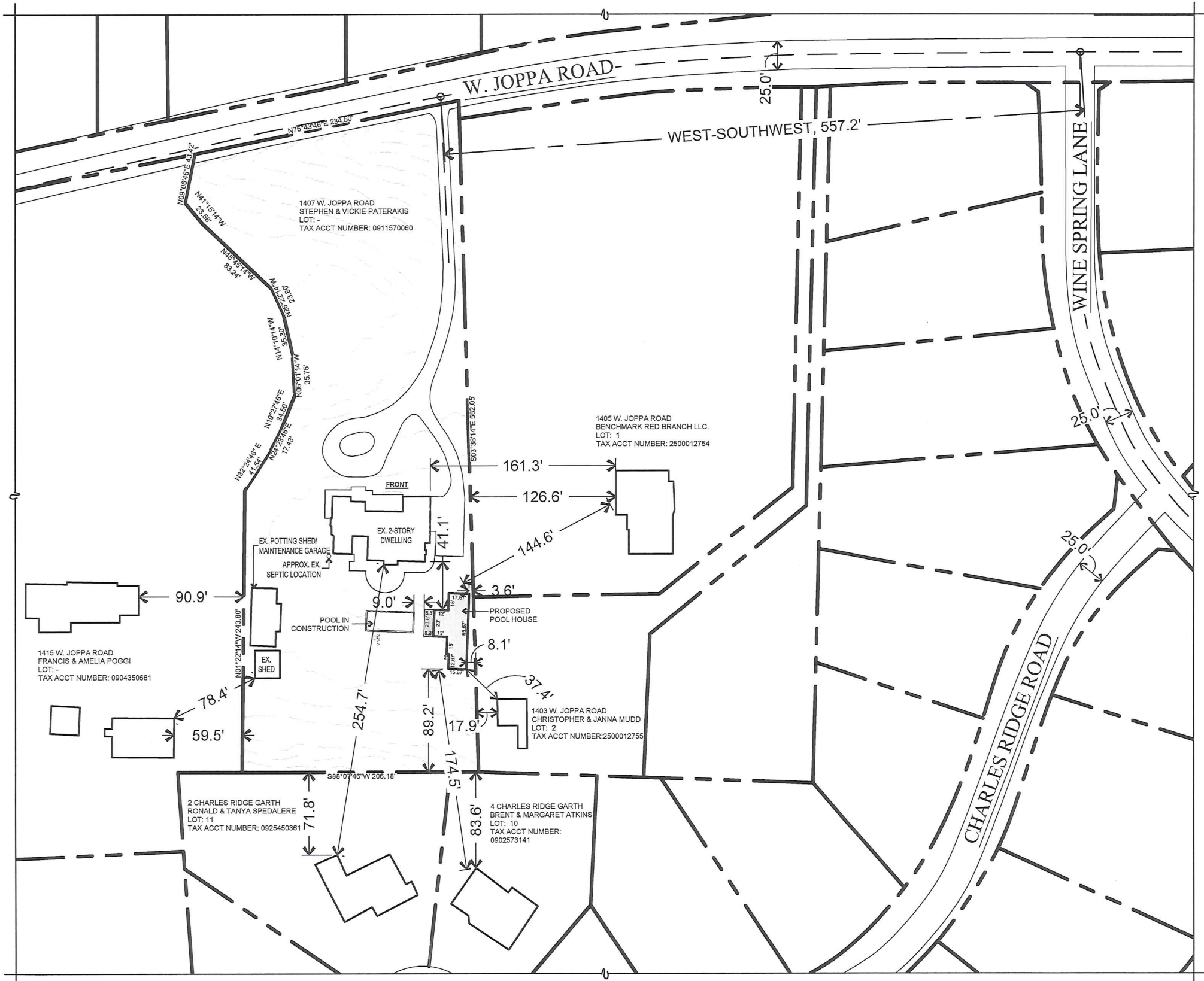
PRIOR HEARING NO COUNCIL DISTRICT 2

IF SO GIVE CASE NUMBER LOT AREA ACREAGE 2.40

AND SHOW RESULT

BELOW N/A HISTORIC NO

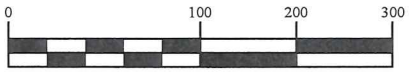
IN FLOOD PLAIN NO IN CBCA X



1

PROPOSED ARCHITECTURAL SITE PLAN W/ NEIGHBORING PROPERTIES

SCALE: 1" = 100'



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A duly LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 19914, EXPIRATION DATE 2025.11.19

OWNERSHIP OF DOCUMENTS NOTICE
DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF RATCLIFFE ARCHITECTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY SHALL NOT BE USED BY ANY ENTITY EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE DESIGNER.
COPYRIGHT ACT 1976

PROJECT:
NEW XXX
PLANS FOR:
THE
PATERAKIS
RESIDENCE
1407 W. JOPPA ROAD
TOWSON, MD 21204
BALTIMORE COUNTY

RELEASE SCHEDULE
DATE SUMMARY
2019.05.24 VARIANCE

SCALE: AS SHOWN
DWG TITLE:

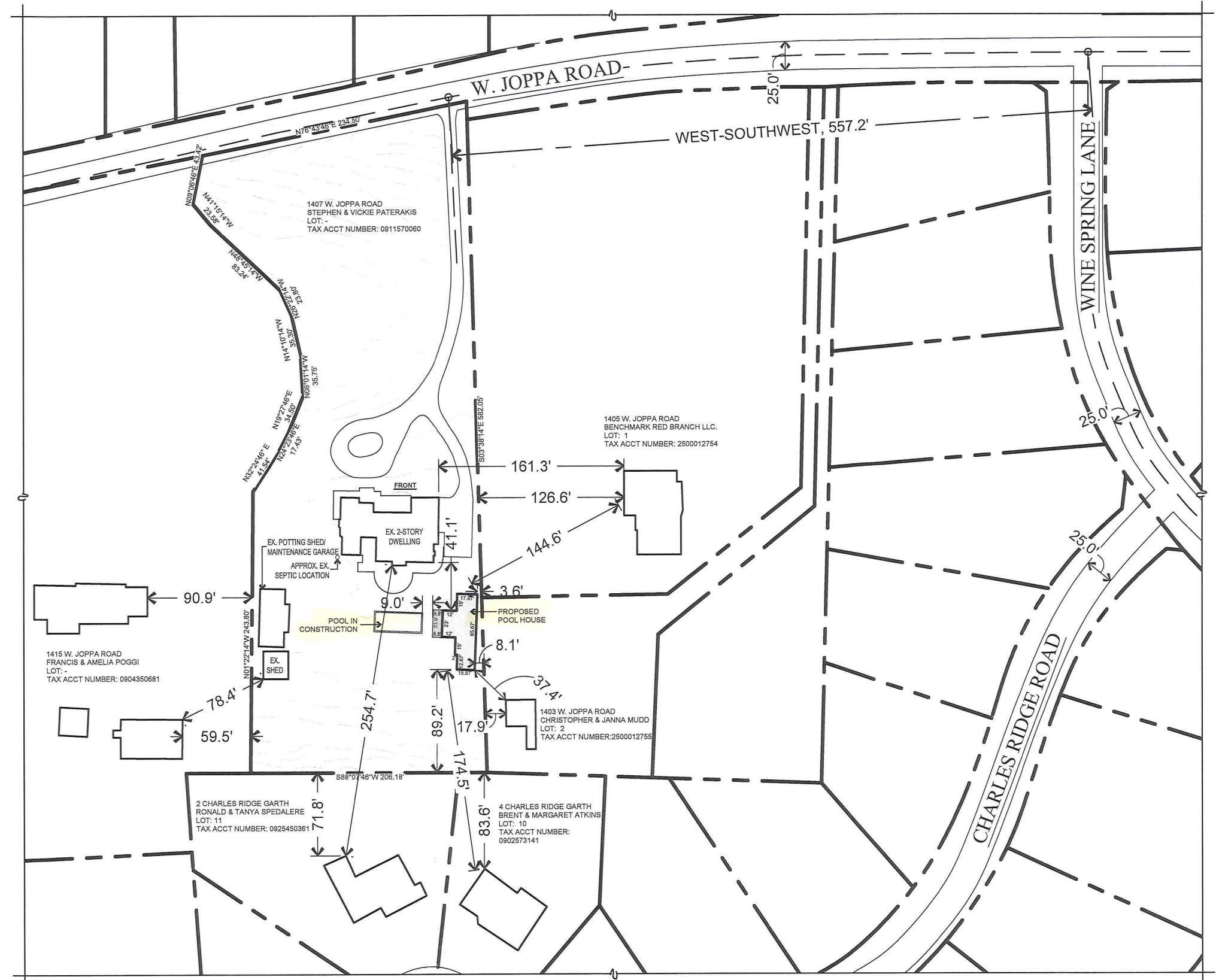
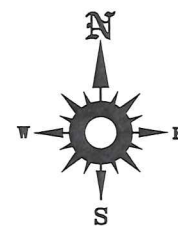
ARCH.
SITE PLAN

SHEET No.
SP1.1

VICINITY MAP

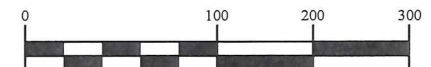
A vicinity map showing the location of 1407 West Jospa Road. The map highlights the road in yellow and includes a red pin at the intersection. Surrounding areas include Lutherville, Orchard Hills, Riderwood, and Ruxton. Major roads like I-490, I-90, and I-290 are shown. Other labeled roads include W Sumner Ave, W Jospa Rd, and W Joppa Rd. Landmarks like Loyale Blakefield and Tradco Shop are also marked.

<u>SITE INFORMATION</u>			
<u>ADDRESS</u> — 1407 W. JOPPA ROAD	<u>OWNER NAME</u> — STEPHEN & VICKIE PATERAKIS		
<u>SUBDIVISION</u> 0000	<u>LOT # X</u>	<u>MAP#</u> 0069	<u>GRID #</u> 0005 — <u>PARCEL#</u> — 0379
<u>PLAT BOOK #</u> 0039973 <u>FOLIO #</u> 194 <u>10 DIGIT TAX #</u> 0911570060			
<u>UTILITIES MARK WITH "X"</u>	<u>ZONING MAP</u>	0069	
<u>WATER IS:</u>	<u>SITE ZONED</u>	DR-2	
<u>PUBLIC</u> <u>X</u> <u>PRIVATE</u>	<u>ELECTION DISTRICT</u>	9	
<u>SEWER IS:</u>	<u>COUNCIL DISTRICT</u>	2	
<u>PUBLIC</u> <u>X</u> <u>PRIVATE</u>	<u>PRIOR HEARING</u>	NO	<u>LOT AREA ACREAGE</u> 2.40
<u>IF SO GIVE CASE NUMBER</u>			
<u>AND SHOW RESULT</u>			
<u>BELOW</u>	N/A	<u>HISTORIC</u>	NO
<u>IN FLOOD PLAIN</u>	NO	<u>IN CBCA</u>	X



PROPOSED ARCHITECTURAL SITE PLAN W/ NEIGHBORING PROPERTIES

SCALE: 1" = 100'



RATCLIFFE
ARCHITECTS
10404 Stevenson Road
Stevenson, Maryland 21153
410-484-7010 • Fax 410-484-8899 • per@ratcliffearch.com

CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND I AM
A DULY LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE No. 10916, EXPIRATION DATE
2020.11.10

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF RATCLIFFE ARCHITECTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY SHALL NOT BE USED BY ANY ENTITY EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE DESIGNER.

COPYRIGHT ACT 1976

PROJECT:

NEW XXX
PLANS FOR:

THE
ATERAKIS
ESIDENCE
07 W. JOPPA ROAD
OWSON, MD 21204
LTIMORE COUNTY

RELEASE SCHEDULE

DATE	SUMMARY
2019.05.24	VARIANCE

SCALE:	AS SHOWN
--------	----------

WG TITLE:

ARCH.
SITE PLAN

SHEET No. _____

SP1.1

Pet. Exp. 1



FRONT ELEVATION



REAR ELEVATION



LOCATION OF ADDITION - HOUSE REAR W/ NEIGHBOR'S HOUSE
(1405 W. JOPPA) BEYOND



LOCATION OF ADDITION W/ NEIGHBORS HOUSES (2 & 4 CHARLES
RIDGE GARTH) BEYOND



BACKYARD VIEW W/ EX. SHED ON RIGHT SIDE



VIEW FROM BACKYARD TOWARD 1405 W. JOPPA ROAD



VIEW FROM BACKYARD TOWARD NEIGHBOR'S HOUSE (1415 W.
JOPPA ROAD)

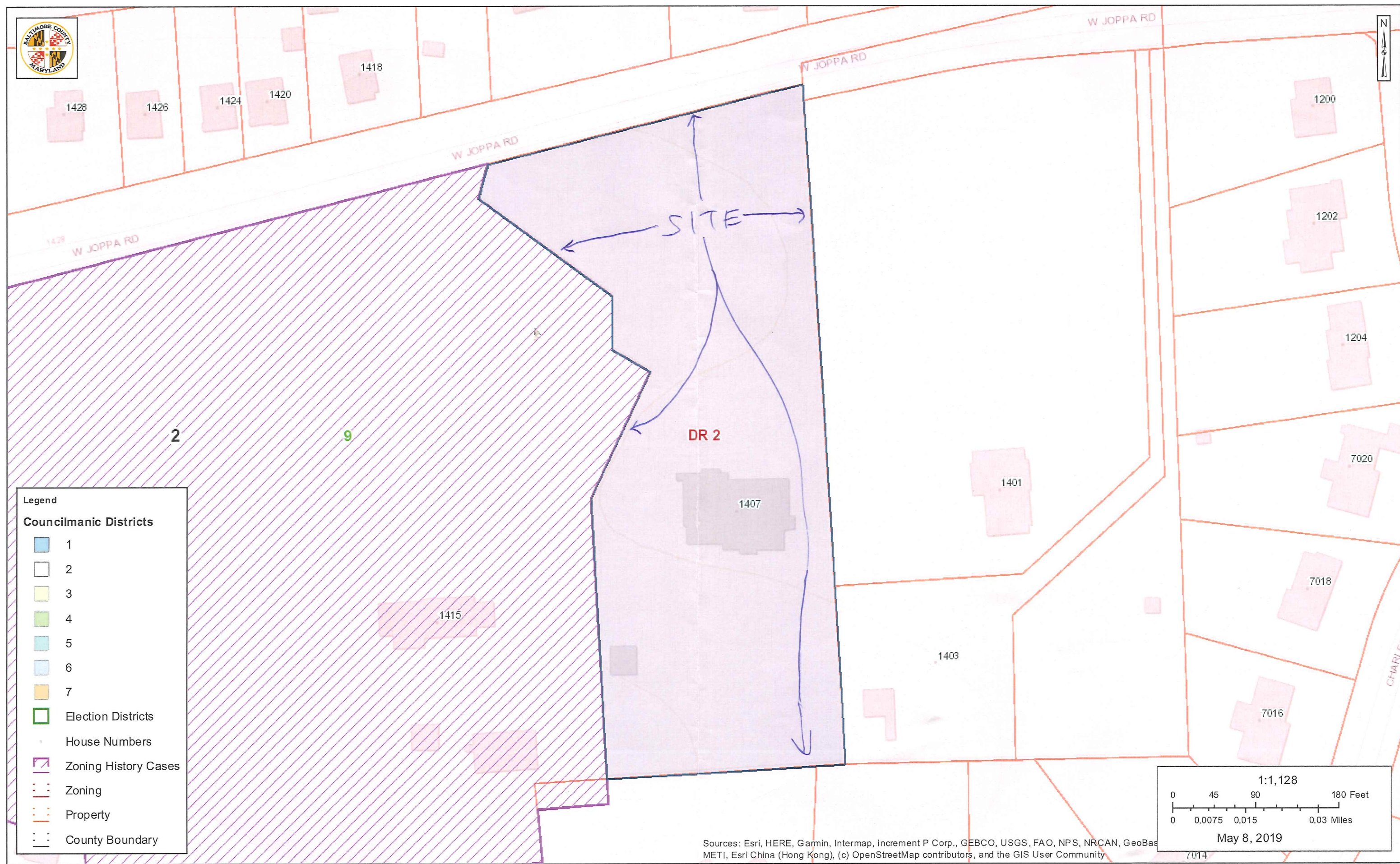


BACKYARD VIEW TOWARDS PROPOSED ADDITION LOCATION W/
NEIGHBORS (1405 W. JOPPA) BEYOND



BACKYARD VIEW

Baltimore County - My Neighborhood



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community