

MEMORANDUM

DATE: October 29, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0441-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 25, 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
(606 Horncrest Road) *
9th Election District * OFFICE OF ADMINISTRATIVE
5th Council District *
Nickolas & Stephanie Papadopoulos * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2019-0441-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, Nickolas and Stephanie Papadopoulos (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed dwelling addition with a rear yard setback of 3 ft. in lieu of the minimum required 30 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 August 29, 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

ORDER RECEIVED FOR FILING

Date

9/25/19

By

sen

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.

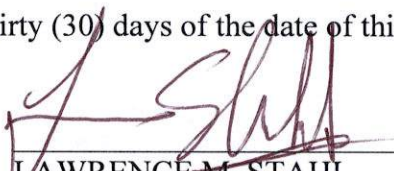
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 25th day of **September, 2019**, 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 proposed dwelling addition with a rear yard setback of 3 ft. in lieu of the minimum required 30 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.

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



LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING
Date 9/25/19
By Sen



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 606 Horncrest Road Baltimore, Maryland 21204 **Currently zoned** DR-3.5
Deed Reference 25800 / 390 **10 Digit Tax Account #** 0923505090 & 0923505091
Owner(s) Printed Name(s) Nickolas Papadopoulos and Stephanie Papadopoulos

(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) 1B02.3C.1, BC2R, TO PERMIT A PROPOSED DWELLING ADDITION WITH A REAR YARD SETBACK OF 3 FEET IN LIEU OF THE MINIMUM REQUIRED 30 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.

ORDER RECEIVED FOR FILING
Date 9/25/19
SEN

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Owner(s)/Petitioner(s):

Nickolas Papadopoulos, Stephanie Papadopoulos

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

606 Horncrest Road Baltimore MD

Mailing Address City State

21204 410-337-3562 nikos.tasos@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Bowman Consulting Group, C/O Jeff Smith, PE

Name - Type or Print

Signature

185 Admiral Cochrane Dr, Suite 215 Annapolis MD

Mailing Address City State

21401 410-224-7590 jsmith@bowmanconsulting.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 2019-0441-A **Filing Date** 8/23/2019 **Estimated Posting Date** 9/1/2019 **Reviewer** JNT

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

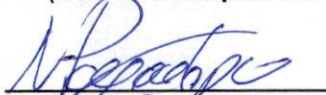
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 606 Horncrest Road Baltimore Maryland 21204
Print or Type Address of property City State Zip Code

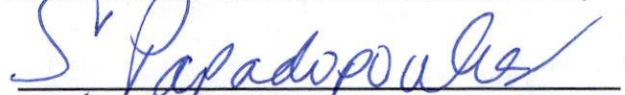
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Mr. and Ms. Papadopoulos formally request a variance to section 1B01.2.C.1.b-Single-family detached building setbacks for the construction of an addition to a existing single family dwelling. The proposed addition will be constructed within the existing building setback. The adjacent lot is owned by Mr. and Mrs. Papadopoulos and the proposed improvements are located onsite, thus not creating any detrimental effect to the adjacent lot. The proposed improvement has support from neighbors in the community. Granting this variance will not endanger or present a threat to the public health, safety and welfare and is the minimum relief necessary to relieve the hardship to the applicant.

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


Signature of Owner (Affiant)

Nickolas Papadopoulos
Name- Print or Type


Signature of Owner (Affiant)

Stephanie Papadopoulos
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:

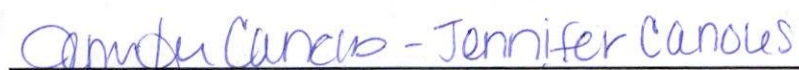
I HEREBY CERTIFY, this 7th day of August, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Nickolas Papadopoulos & Stephanie Papadopoulos

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

AS WITNESS my hand and Notaries Seal




Notary Public
12/19/21
My Commission Expires

Zoning Description of the Property

Part A

ZONING PROPERTY DESCRIPTION FOR 606 HORNCREST ROAD TOWSON, MD 21204

*Beginning at a point on the north side of Horncrest Road which is 40 feet wide at a distance of 300 feet west of the centerline of the nearest improved intersecting street Woodbine Ave which is 50 feet wide.

Part B

Lot 1 - Thence the following courses and distances: (1st POC) N54°21'00"E 160-ft, (2nd POC) S58°15'00"E 70-ft, (3rd POC) S54°14'00"W 172-ft, back to the point of beginning by a curve to the right having a radius of 377.12-ft at a distance of 66.70-ft, as recorded in Deed L.25800 F.390 containing 11,288-SF. Located in the 9th election district and 5th council district.

Lot 2 - Thence the following courses and distances: (1st POC) Running by a line curving towards the right with a radius of 377.12 for the distance of 70-ft, (2nd POC) N54°14'00"E 172-ft, (3rd POC) S58°15'00"W 70-ft (4th POC) S54°21'00"W 172.71-ft, as recorded in Deed L.25800 F.390 containing 11,288-SF. Located in the 9th election district and 5th council district.

2019-0441-A

Stephen J. Budosh
604 Horncrest Road
Towson, Maryland 21204
410 979 0555

August 5, 2019

Baltimore County
Zoning Review office
111 West Chesapeake Ave
Towson, Maryland 21204

Re: 606 Horncrest Road
Towson, MD 21204
Administrative Variance request

To whom it may concern:

Our property is located at 604 Horncrest Road and is next door to 606 Horncrest Road. Nick and Stephanie Papadopoulos showed us the proposed plans for the expansion of their kitchen and notified us that they are requesting an administrative variance to setbacks for their proposed house addition. As the next door neighbors, we support their request for the variance.

If you have any questions please feel free to call us at the following numbers:

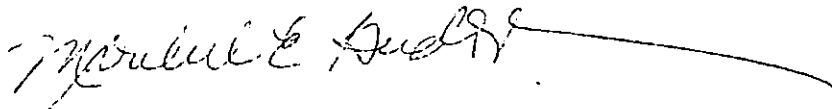
Stephen J. Budosh 410 979 0555

Maribel E. Budosh 410 812 5100

Sincerely,



Stephen J. Budosh



Maribel E. Budosh

2019-0441-A

August 5, 2019

Baltimore County
Zoning Review office
111 West Chesapeake Ave
Towson, Maryland 21204

Re: 606 Horncrest Road
Towson, MD 21204
Administrative Variance request

To whom it may concern,

We are Tom and Dottie Roach, and have lived at 608 Horncrest Rd for 17 years. We have been notified by our neighbors (Nick & Stephanie Papadopoulos) of their request for an administrative variance to setbacks for their proposed house addition. We've seen the proposed house expansion and think it will be a great addition to the neighborhood. Nick & Stephanie have been great neighbors and we support their request for the variance.

If you have any questions please feel free to call us at 410-491-6176.

Sincerely,

Tom Roach

Tom Roach
Dottie Roach

A handwritten signature in black ink, appearing to read 'Dottie Roach', written over the printed name.

August 5, 2019

Baltimore County
Zoning Review office
111 West Chesapeake Ave
Towson, Maryland 21204

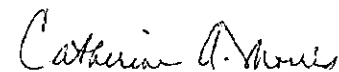
Re: 606 Horncrest Road
Towson, MD 21204
Administrative Variance request

To whom it may concern,

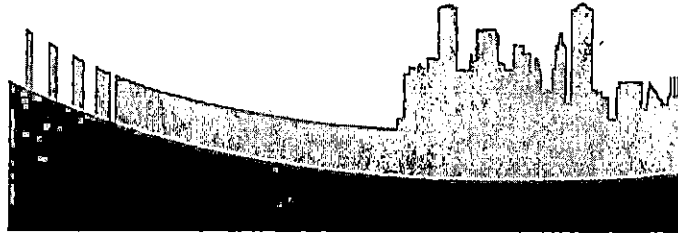
We have lived at 415 Woodbine Ave for 29 years and our property abuts 606 Horncrest. We have been notified by our neighbors (Nick & Stephanie Papadopoulos) of their request for an administrative variance to setbacks for their proposed house addition. Nick and Stephanie have explained their proposed house expansion, and we think it will be a great addition to the neighborhood. Nick & Stephanie have been great neighbors, and we support their request for the variance.

If you have any questions please feel free to call us.

Sincerely,


Catherine Morris
410.371.3687


Richard Bader
443.791.8263



CERTIFICATE OF POSTING

August 29, 2019

Re:

Zoning Case No. 2019-0441-A

Legal Owner: Nickolas & Stephanie Papadopoulos

Closing date: September 16, 2019

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **606 Horncrest Road**.

The signs were posted on **August 29, 2019**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE

CASE NO. 2019-0001

606 HURST

REQUEST: TO PERMIT A
DWELLING ADDITION AND
SETBACK OF 3 FEET AND A
MINIMUM REQUIRED 30 FEET

PUBLIC HEARING

PURSUANT TO SECTION 26-127(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 SEPTEMBER 16, 2019.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3331

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 20-41-A

REQUEST: TO REQUEST A VARIANCE TO THE
DWELLING ADDITION REAR YARD
SETBACK OF 3 FEET LESS OF THE
MINIMUM REQUIRED 30 FEET.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(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 SEPTEMBER 16, 2019.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0441 -A Address 606 Horncrest RoadContact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 8/23/2019 Posting Date: 9/1/2019 Closing Date: 9/16/2019

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- 0441 -A Address 606 Horncrest RoadPetitioner's Name Nickolas & Stephanie Papadopoulos Telephone 410-337-3562Posting Date: 9/1/2019 Closing Date: 9/16/2019Wording for Sign: To Permit a proposed dwelling addition with a rear yard setback of 3 feet in lieu of the minimum required 30 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/neighbor 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: 2019-0441-A
Property Address: 606 HORNCREST ROAD, BALT. MD 21204
Property Description: NE SIDE OF HORNCREST RD. 300 FT WEST OF
WOODBINE AVE.
Legal Owners (Petitioners): NICK & STEPHANIE PAPADOPOULOS
Contract Purchaser/Lessee: NA

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nickolas & Stephanie Papadopoulos
Company/Firm (if applicable): _____
Address: 606 Horncrest Road
Towson, MD 21204

Telephone Number: 443-813-9799

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 17, 2019

Bowman Consulting Group
Jeff Smith
185 Admiral Cochrane Dr Suite 215
Annapolis MD 21401

RE: Case Number: 2019-0441-A, 606 Horncrest Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 23, 2019. 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, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Nickolas Papadopoulos 606 Horncrest Road Baltimore MD 21204

Date: 9/4/19

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

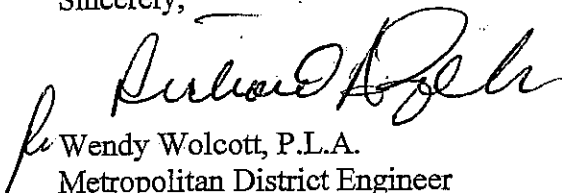
Dear Ms. Lewis:

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. 2019-0441-A

*Administrative Variance
Nicholas Papadopoulos & Stephanie Papadopoulos
606 Horncrest 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,



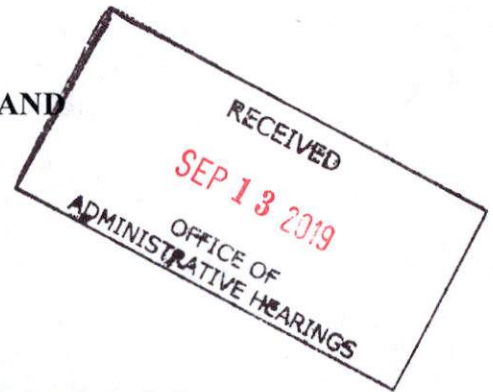
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

9-16-19

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 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0441-A
Address 606 Horncrest Road
(Papadopoulos Property)

Zoning Advisory Committee Meeting of **August 30, 2019**.

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

Reviewer: Steve Ford

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

9-13

DEPS

(if not received, date e-mail sent _____)

NC

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

9-4

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: _____

8-29-19

by

Dook

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: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:	District - 09 Account Number - 0923505090	
Owner Information		
Owner Name:	PAPADOPOULOS NICKOLAS PAPADOPOULOS STEPHANIE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	606 HORNCREST RD BALTIMORE MD 21204-4224	Deed Reference: /25800/ 00390
Location & Structure Information		
Premises Address:	606 HORNCREST RD BALTIMORE 21204-4224	Legal Description: 606 HORNCREST RD NES SE COR CEDERALE RD
Map:	Grid:	Parcel:
0069	0012	0174
Neighborhood:	Subdivision:	Section:
9040052.04	0000	
Block:	Lot:	Assessment Year:
		2020
Plat No:	Plat Ref:	
Special Tax Areas: None	Town:	None
	Ad Valorem:	None
	Tax Class:	None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1942	1,818 SF	
Property Land Area	County Use	
11,288 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/ FRAME	5	2 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	122,800	122,800
Improvements	299,000	299,000
Total:	421,800	421,800
Preferential Land:	0	
Phase-in Assessments		
	As of 07/01/2019	As of 07/01/2020
Transfer Information		
Seller: JARVIS THOMAS KEITH	Date: 06/18/2007	Price: \$600,000
Type: ARMS LENGTH MULTIPLE	Deed1: /25800/ 00390	Deed2:
Seller: GINN ROBERT W	Date: 05/13/2002	Price: \$160,000
Type: ARMS LENGTH IMPROVED	Deed1: /16403/ 00074	Deed2:
Seller: WILSON EARL L,JR	Date: 04/01/1970	Price: \$42,500
Type: ARMS LENGTH IMPROVED	Deed1: /05081/ 00196	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt: None	Special Tax Recapture: None	
Exempt Class: None		

Homestead Application Information

Homestead Application Status: Approved 08/11/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0441-A **Reviewer:** Jeffrey Perlow
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Nickolas Papadopoulos and Stephanie Papadopoulos
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 606 HORNCREST RD
Location: NE/S of Horncrest Road, 300' W of Woodbine Ave.

Existing Zoning: DR 3.5 **Area:** 11,288 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.C.1 BCZR to permit a proposed dwelling addition with a rear yard setback of 3 feet in lieu of the minimum required 30 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 09/16/2019

Miscellaneous Notes:

Case Number: 2019-0442-A **Reviewer:** Jun Fernando
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Matthew Czapanskiy
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 20 WYNDCREST AVE
Location: West side of Wyndcrest Ave at a distance of 460' South of the centerline of Summit Ave.

Existing Zoning: DR 2 **Area:** 9,548 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.3 T o permit a proposed detached accessory structure (garage) to have a height of 22 feet in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

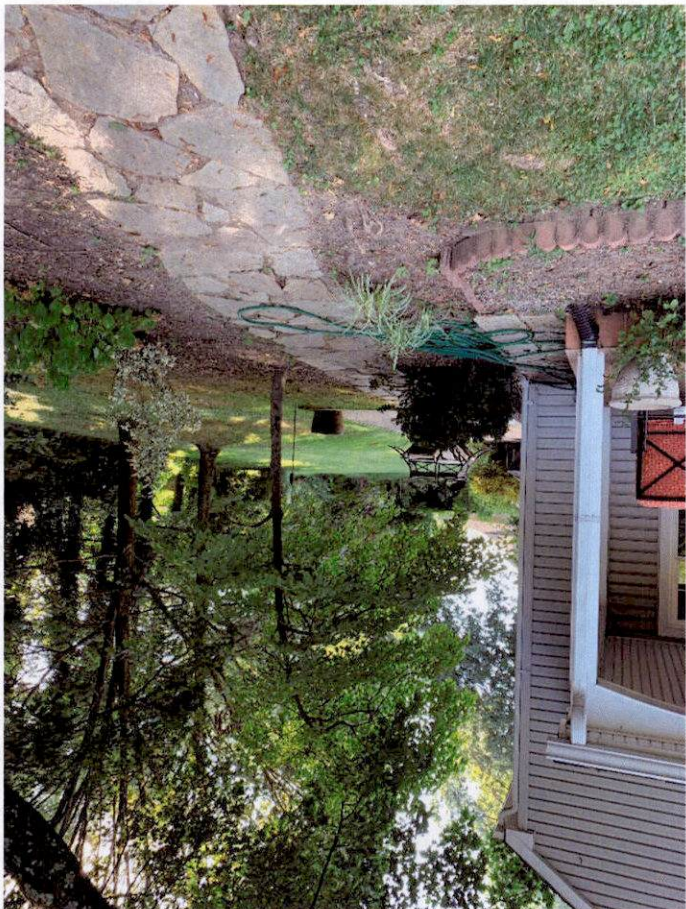
Violation Cases: None

Closing Date: 09/23/2019

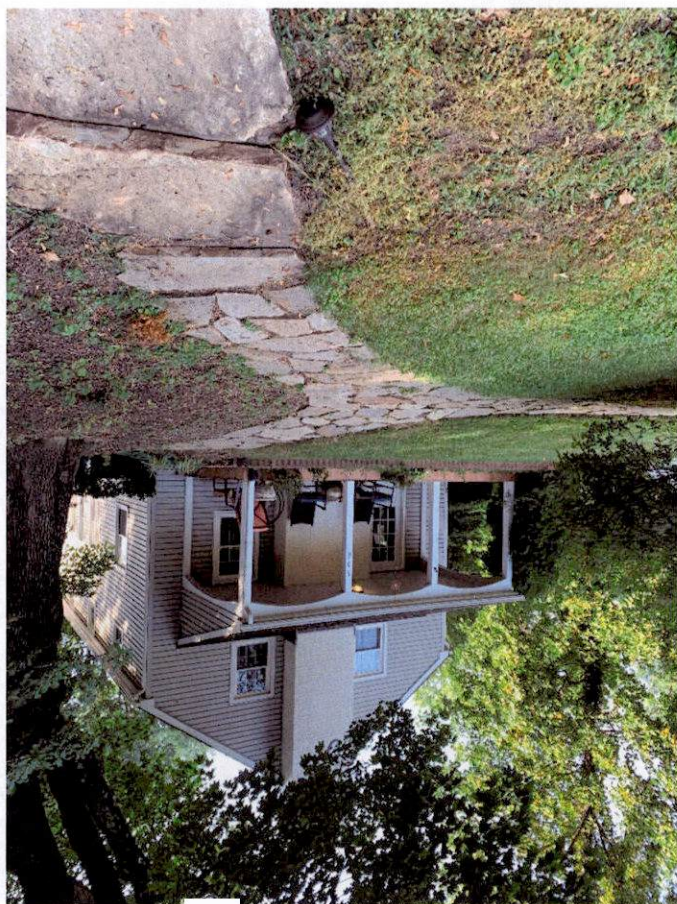
Miscellaneous Notes:

2019-0441-A

No. 2



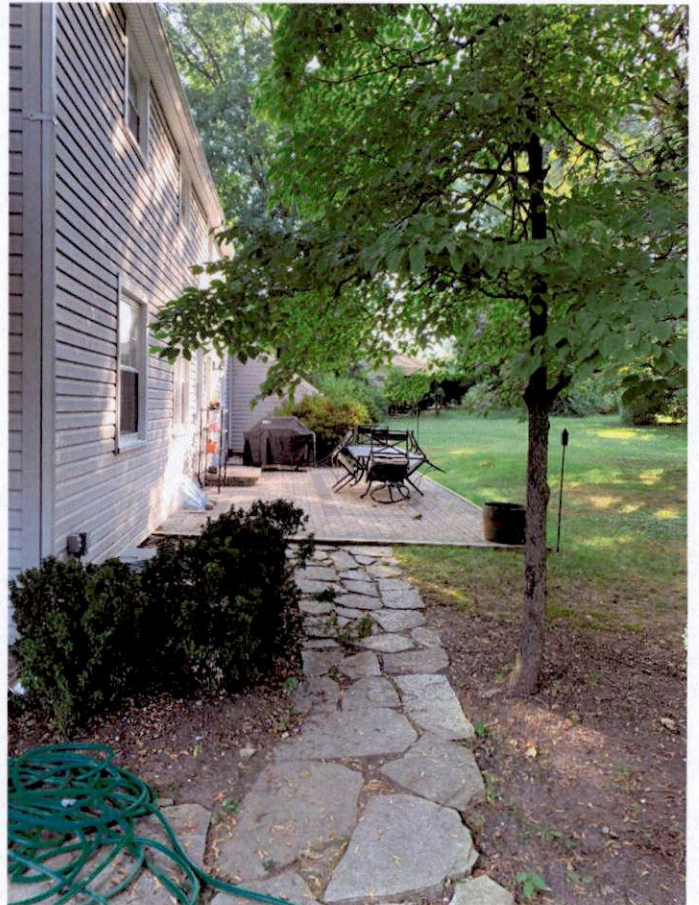
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No. 3

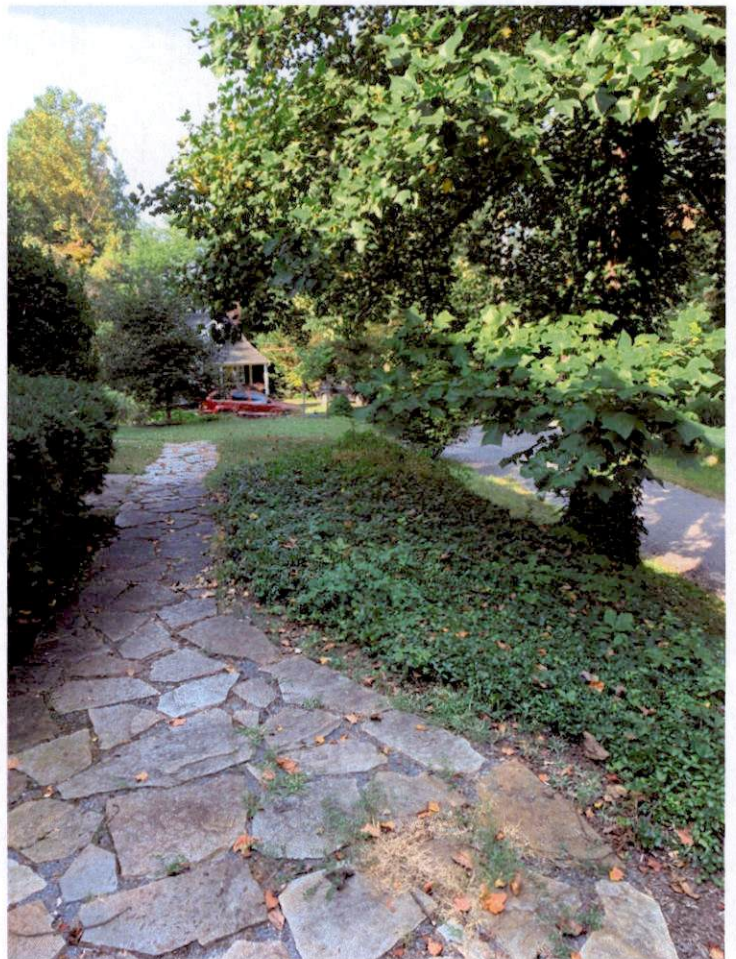


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No. 5



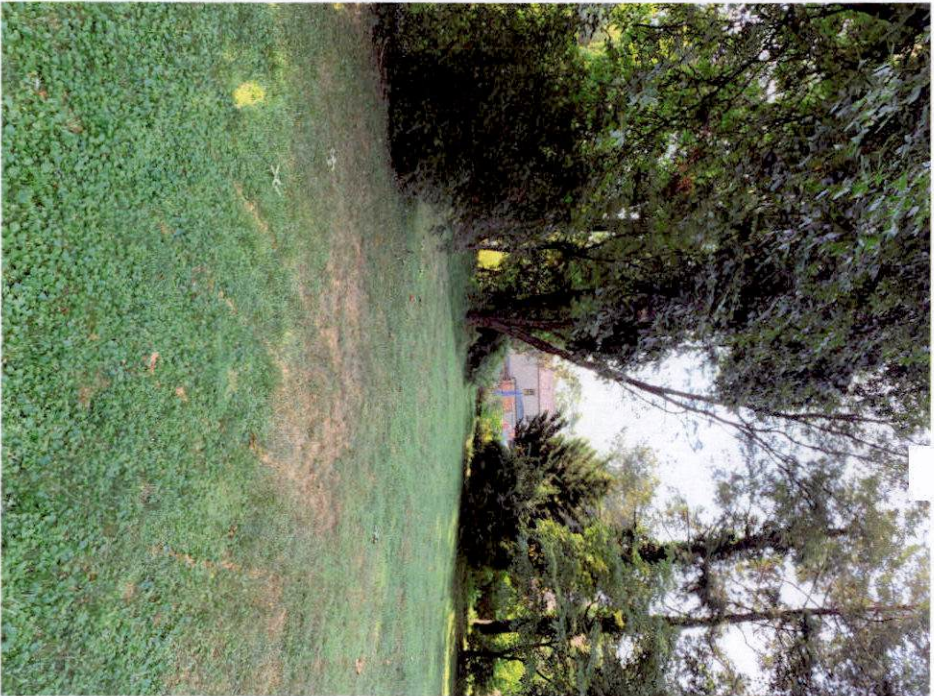
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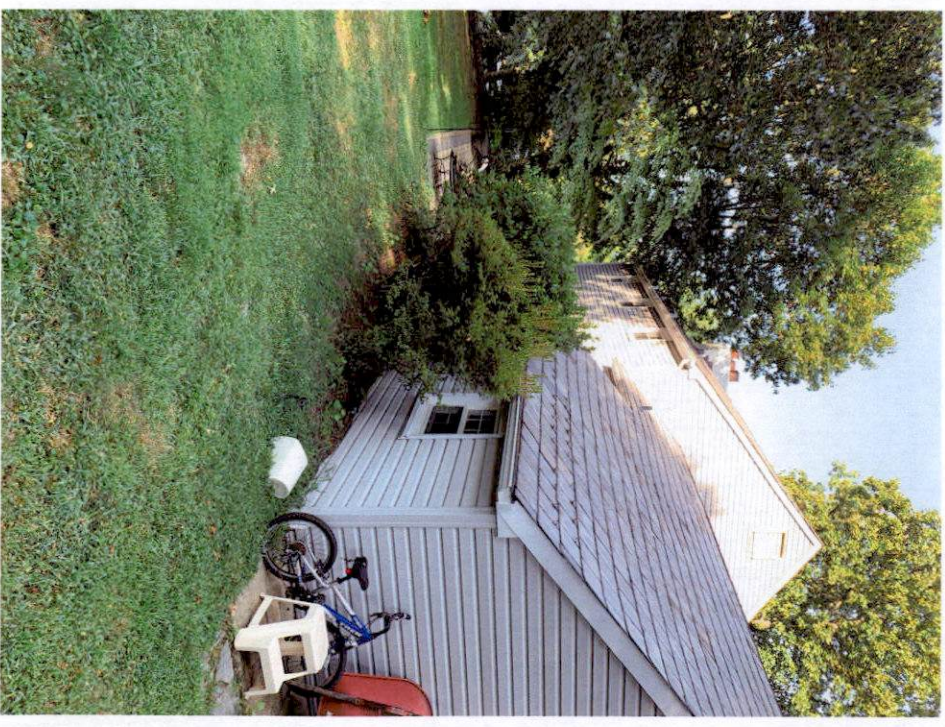
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No. 8



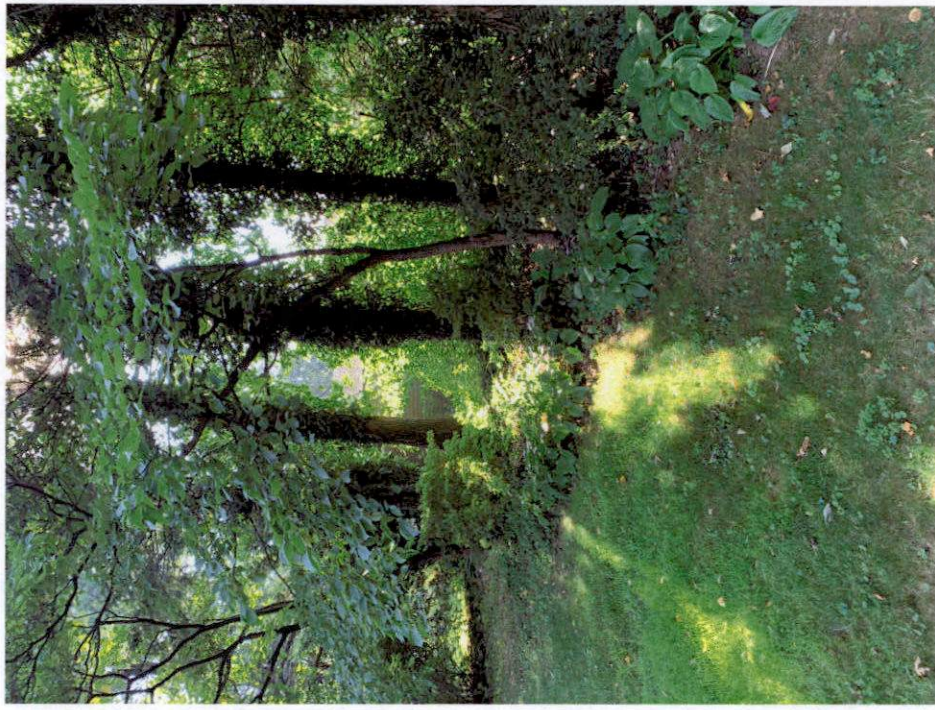
No. 9



No. 10



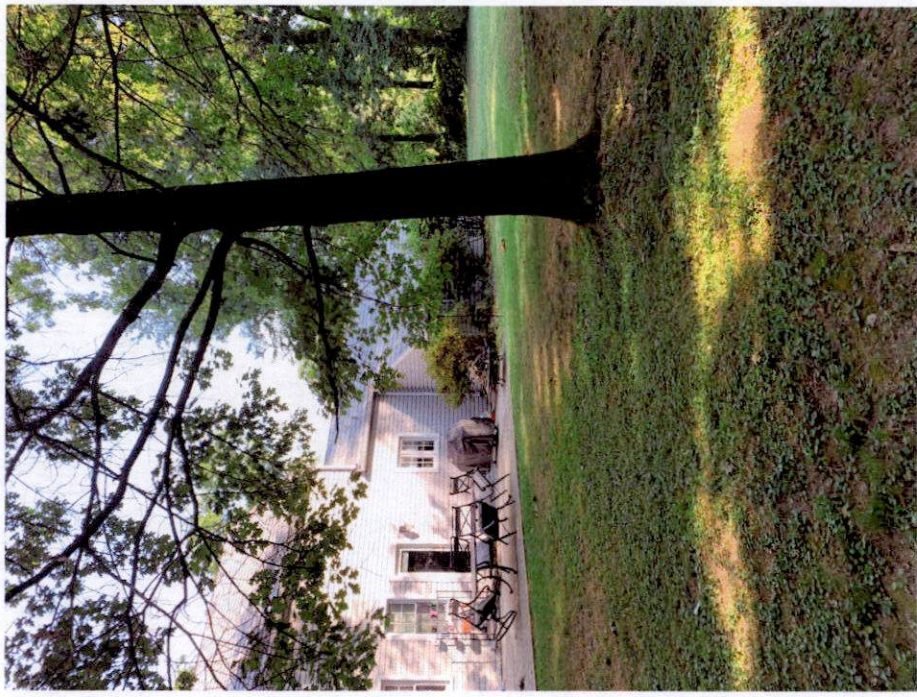
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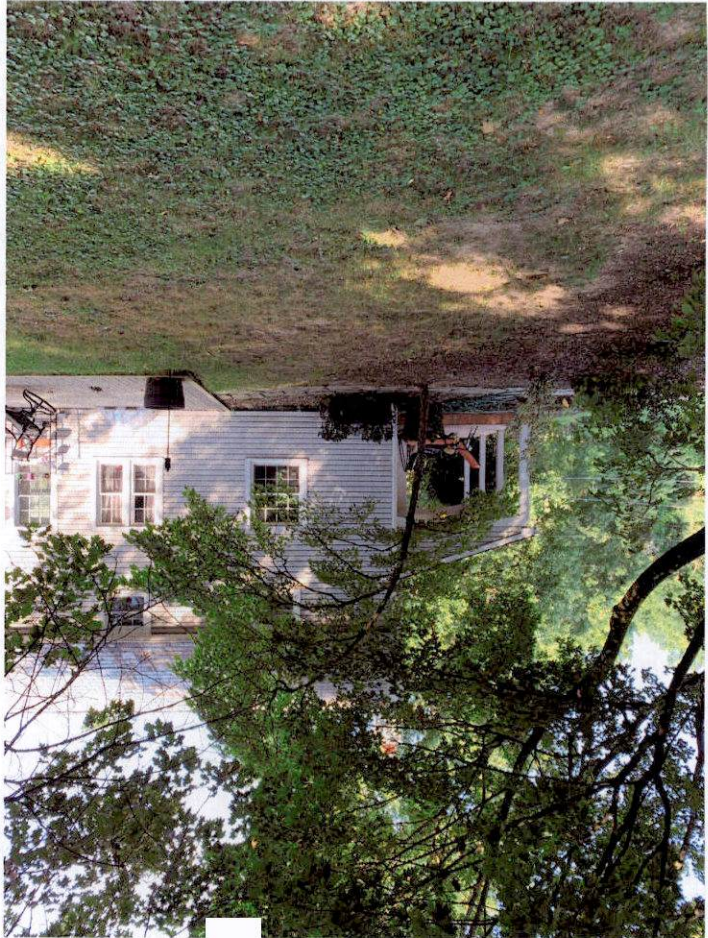
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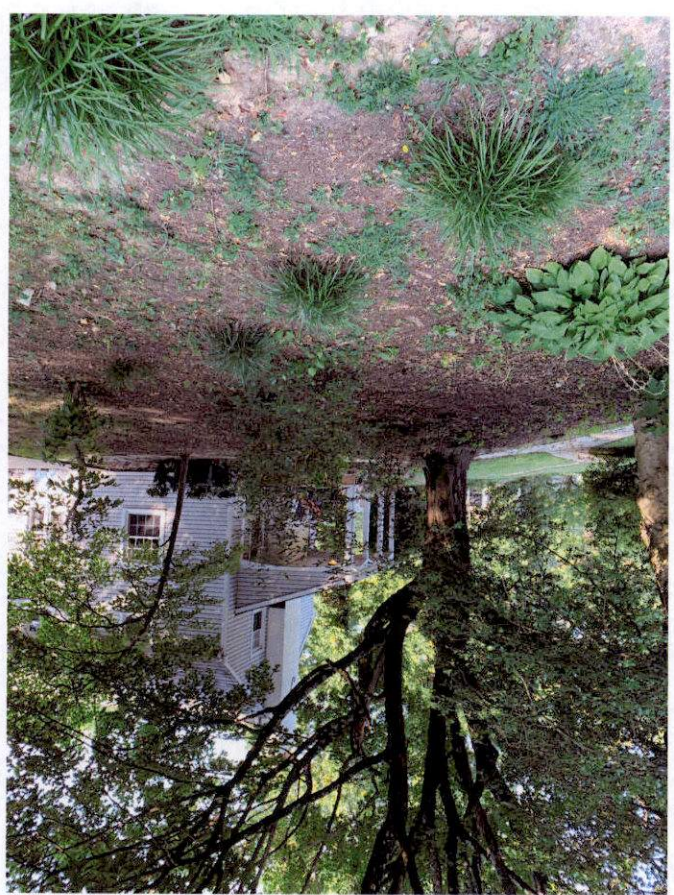
No. 13



No. 14



No. 15



No. 16



SITE PLAN - EXISTING

SITE PLAN - PROPOSED CEDERDALE FRONT YARD

CODE ANALYSIS

No.	Date	Item
09/14/18		Schematic Design Prog
10/16/18		Schematic Design Prog
11/06/18		Schematic Design
06/14/19		Design Develop Prog
06/17/19		DD Meeting Revisions
08/05/19		Admin Variance
08/19/19		Admin Variance

SITE PHOTO
EXHIBIT

SITE PLANS -
CEDARDALE
FRONT YARD

Sheet No.

C102

Project No. 18.0601

LIST OF REGULATORY CODE AND AUTHORITIES:

BALTIMORE COUNTY

BUILDING REQUIREMENTS:

INTERNATIONAL RESIDENTIAL CODE (2015)
INTERNATIONAL ENERGY CONSERVATION CODE (2015)
NRPA FIRE PREVENTION CODE (2015)

ZONING AND PLANNING REQUIREMENTS:

BALTIMORE COUNTY

NICK PAPADOPOULOS
STEPHANIE PAPADOPOULOS
606 HORNCREST ROAD
BALTIMORE, MD 21204

MAP - 69
GRID - 0012
PARCEL - 0174

PARCEL 1
ABOVE GRADE ENCLOSED AREA - 1,818 SF
BASEMENT AREA - 858 SF
PROPERTY LAND AREA - 11,288 SF

ESTIMATES
BUILDING COVERAGE - 1,421 SF
FRONT PORCH - 205 SF
REAR PATIO - 398 SF
GARAGE PATIO - 34 SF
DRIVEWAY - 815 SF
SIDEWALKS - 630 SF
EXISTING LOT COVERAGE - 3,503 SF - 31%

PARCEL 2
PROPERTY LAND AREA - 12,040 SF

ZONING DISTRICT:

DR 3.5 - DENSITY RESIDENTIAL

SETBACKS

FRONT - 30 FEET
SIDE - 10 FEET
REAR - 30 FEET
CORNER - 25 FEET

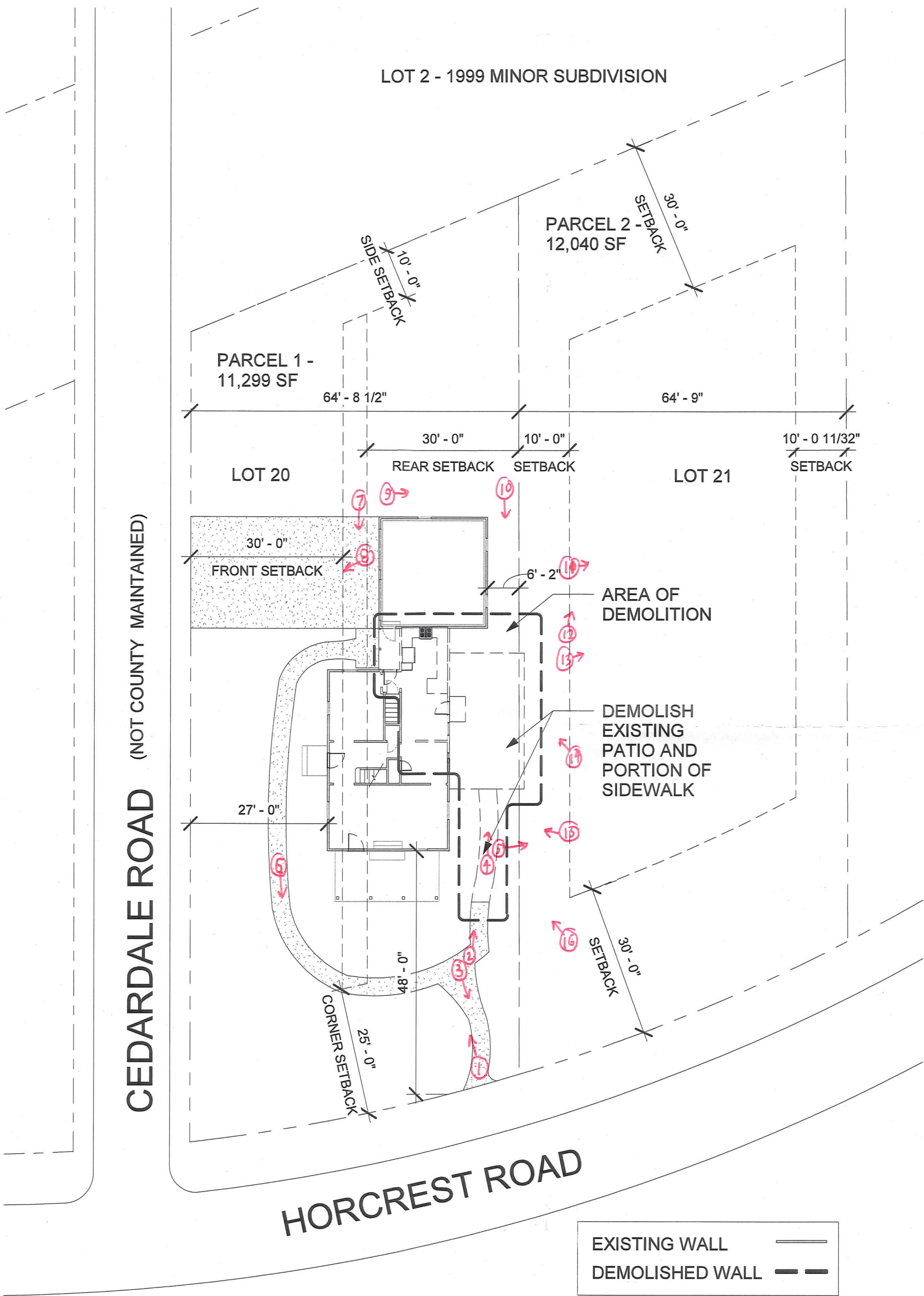
MAX BUILDING HEIGHT - 50 FEET

PORCHES WITH A ROOF CAN BE 25% WITHIN THE
SETBACKS

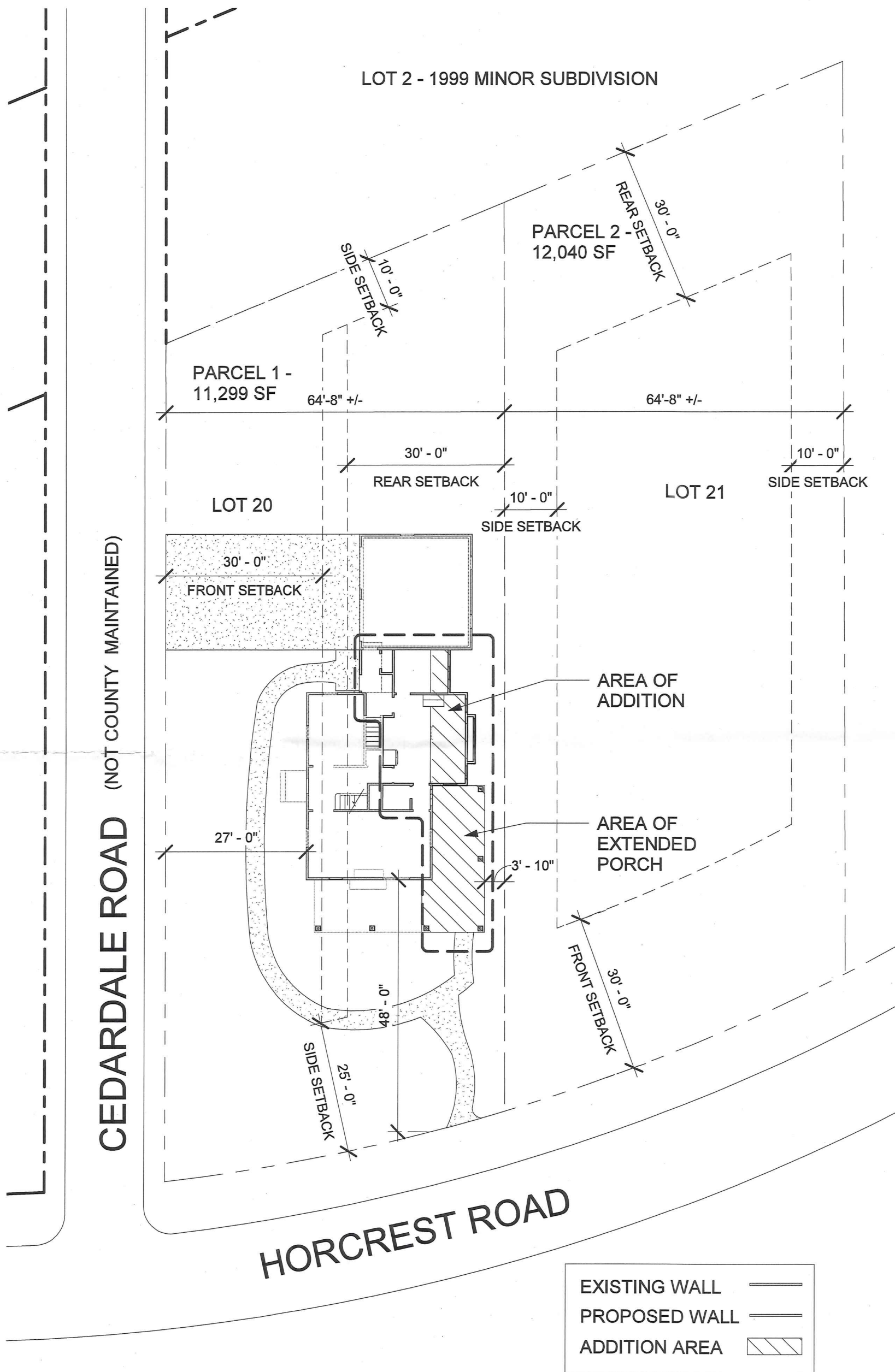
UTILITIES:

COUNTY WATER
COUNTRY SEWER

DRAWINGS WERE CREATED ON 24 X
36 INCH SHEETS. DRAWINGS PRINTED
ON 12 X 18 SHEETS ARE HALF SCALE.

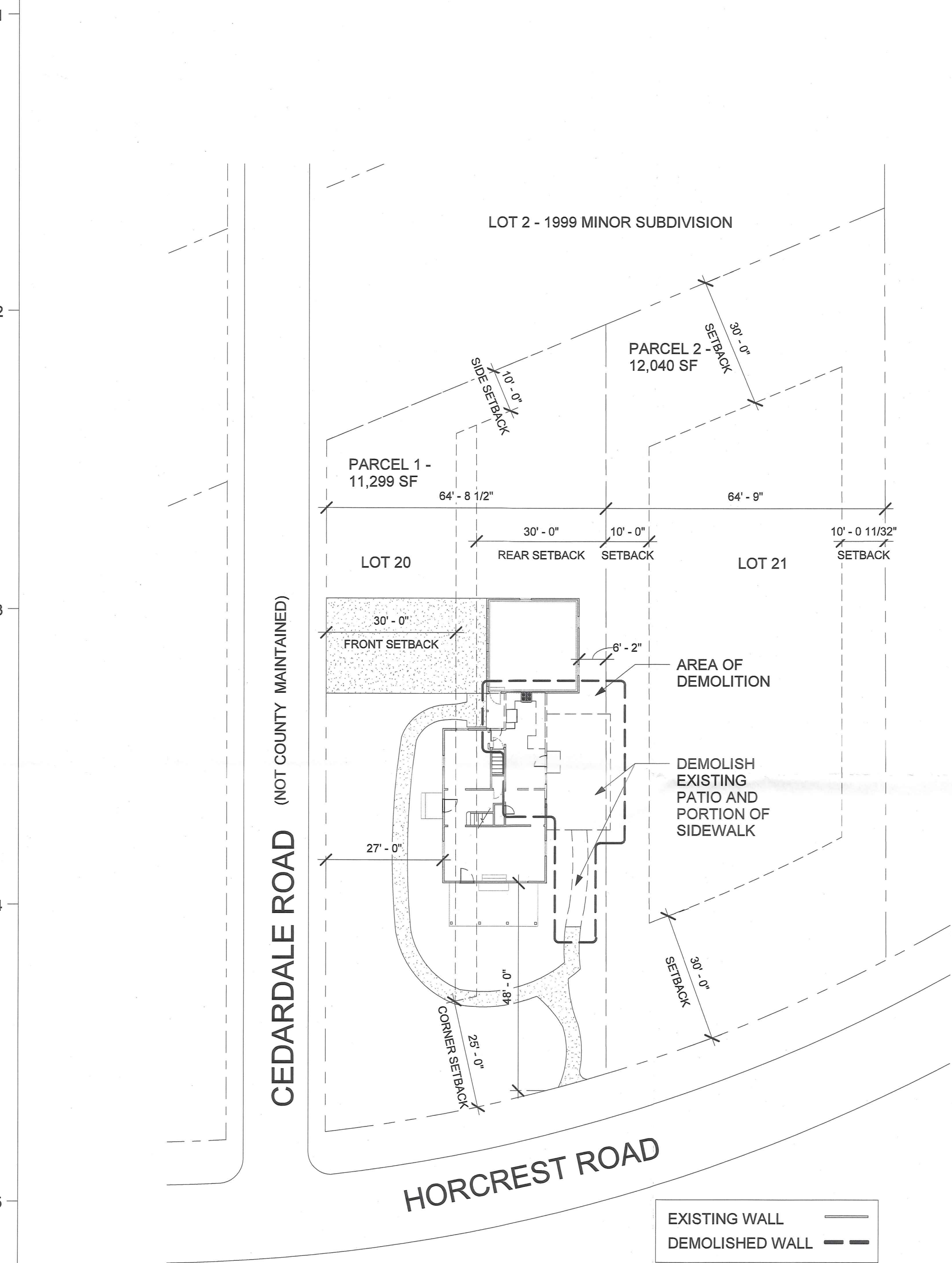


1 SITE PLAN - EXISTING / DEMOLITION CEDARDALE FRONT YARD
1" = 20'-0"



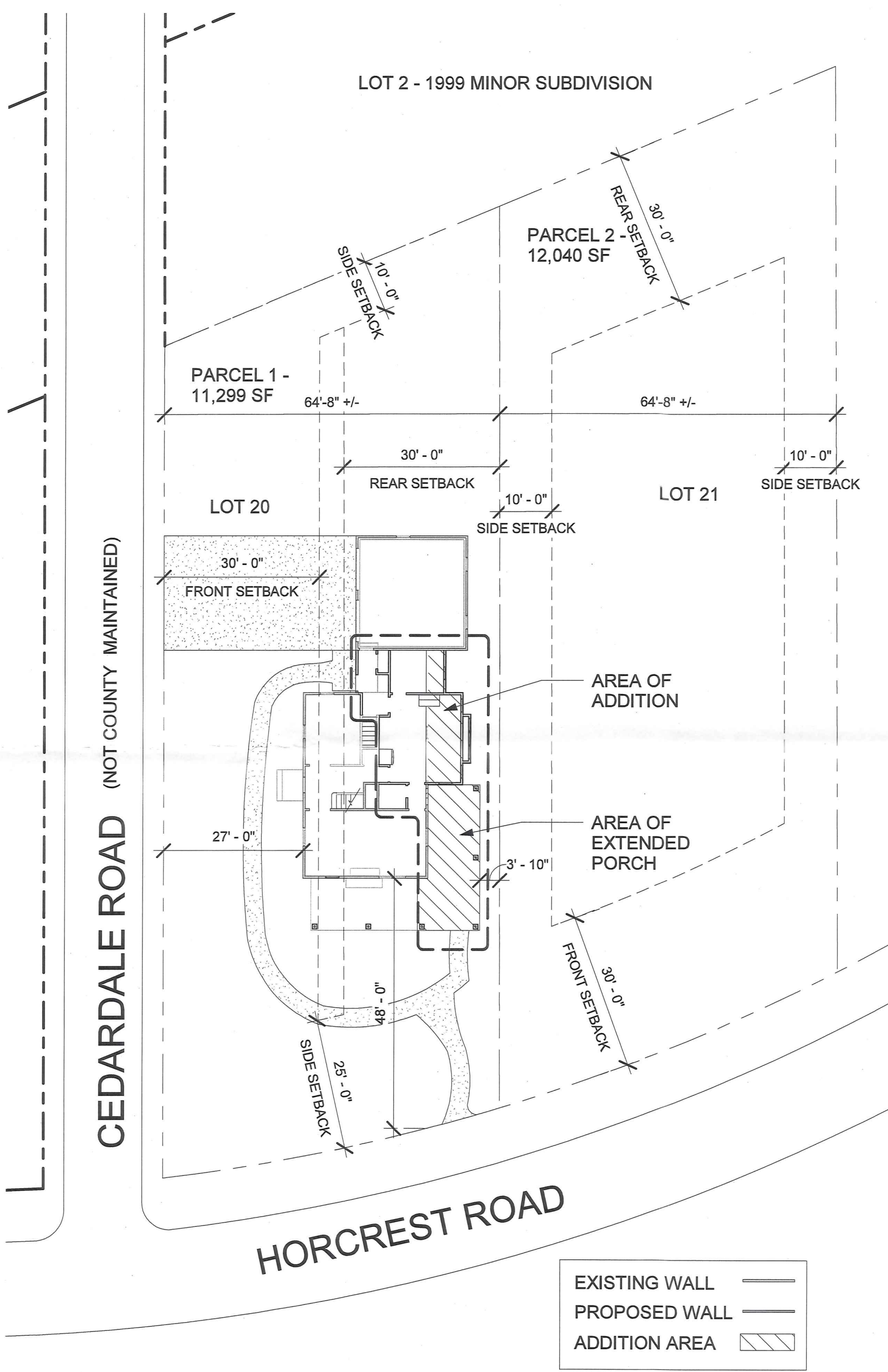
2 SITE PLAN - PROPOSED CEDARDALE FRONT YARD
1" = 20'-0"

SITE PLAN - EXISTING



1 SITE PLAN - EXISTING / DEMOLITION CEDARDALE FRONT YARD
1" = 20'-0"

SITE PLAN - PROPOSED CEDERDALE FRONT YARD



2 SITE PLAN - PROPOSED CEDARDALE FRONT YARD
1" = 20'-0"

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Studio 50 Design, LLC

Gormley Designs Ilc
RESIDENTIAL ARCHITECTURAL SERVICES

Gormley Designs, LLC

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sgormley@gormleydesignsllc.com
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fax - 410-263-4922

Architects

Nick and Stephanie
Papadopoulos

606 Horncrest Road
Baltimore, Maryland 21204
spapado1@jhm.edu
npapado1@jhm.edu
c.443.813.9799

Client

Contractor

Horncrest Addition and Plan
Alterations

606 Horncrest Road
Baltimore, Maryland 21204

Project

Key Plan

Issue / Revisions

No.	Date	Item
09/14/18		Schematic Design Prog
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SITE PLANS -
CEDARDALE
FRONT YARD

Sheet No.

C102

Project No. 18.0601

2019-0441-A