



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

May 23, 2023

George Sakellis
15740 Dover Road
Upperco, MD 21155

RE: Petition for Administrative Variance
Case No. 2023-0086-A
Property: 15740 Dover Road

Dear Mr. Sakellis:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Patrick O'Keefe, 523 Penny Lane, Cockeysville, MD 21030

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(15740 Dover Road)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
George Sakellis	*	HEARINGS FOR
Petitioner	*	BALTIMORE COUNTY
	*	CASE NO. 2023-0086-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 George Sakellis (“Petitioner”) for the property located at 15740 Dover Road, Upperco, Maryland (the “Property”). The Petitioner is requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), §§400.1 and 400.3: To permit an accessory building (pole barn) in the front yard in lieu of the rear yard and with a height of 26 ft. in lieu of the 15 ft. The Property is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1. ¹ Street view photographs showing the area of the proposed pole barn were provided. (Pet. Exs. 2A-D). The property is 1.0 acre and is Agricultural (RC 2) which contemplates the proposed type of pole barn. There were no adverse Zoning Advisory Committee (“ZAC”) comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

¹ The Site Plan has an arrow directing that the front of the home faces Dover Rd. However, aerials from Google Earth indicates that the front of the home is perpendicular to Dover Rd. thereby necessitating the Petition for area Variance. It appears that the arrow was drawn in error.

The Petitioner has 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 Judge, the Site Plan, architectural renderings, photographs, and affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed accessory structure (detached pole barn) height or location, I will impose conditions that the detached pole barn shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, will not have separate electric or utility connections, or used for commercial purposes.

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 23rd day of **May, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations ("BCZR"), §§400.1 and 400.3 to permit an accessory building (pole barn) in the front yard in lieu of the rear yard and with a height of 26 ft. in lieu of the 15 ft., be, and they are each hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would

be required to return, and be responsible for returning, said property to its original condition.

2. Petitioner and/or subsequent owners shall not convert the detached pole barn into a dwelling unit or apartment. The detached pole barn shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The pole barn shall not have a separate utility/electric meter; it shall connect to the utility and electric in the house.
4. The pole barn shall be used to store farm equipment and farm materials/supplies. The pole barn shall not be used for commercial or industrial purposes. The pole barn shall not be used to sell products on a wholesale or retail basis. The pole barn shall not be used as a service garage to repair or service vehicles or equipment.

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



MAUREEN E. MURPHY
Administrative Law Judge for
Baltimore County

MEM: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 15740 DOVER RD., UPPERCO, MD. 21155 Currently Zoned RC-2
Deed Reference 47238 / 00193 10 Digit Tax Account # 2600008570
Owner(s) Printed Name(s) GEORGE SAKELLIS

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 and 400.3 to permit an accessory building (pole barn) in the front yard in lieu of the rear yard and with a height of 26 feet in lieu 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 zoning regulations of Baltimore County, to the zoning 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):

GEORGE SAKELLIS
Name #1 – Type or Print
Signature #1 [Signature]
Mailing Address 15740 DOVER RD - UPPERCO, MD.
City State
21155 / 410-698-7171
Zip Code Telephone #'s (Cell and Home) 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:

PATRICK O'KEEFE
Name - Type or Print
Signature [Signature]
Mailing Address 523 PENNY LANE, COCKEYSVILLE, MD.
City State
21030 / 410-666-5366
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 2023-0086-A Filing Date 4/18/2023 Estimated Posting Date 4/30/2023 Reviewer [Signature]

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 15740 DOVER RD., UPPERCO, M.D. 21155
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)

GEORGE SAKELLIS IS THE SOLE OWNER OF RESIDENCE #15740 DOVER RD. AND
THE SURROUNDING CULTIVATED FARM OF 137¹/₂ ACRES SURROUNDING HIS HOME ALONG
THE SOUTH SIDE OF DOVER RD. HE IS IN NEED OF A SEPERATE POLE BARN FOR STORAGE
OF FARM EQUIPMENT, FUEL AND FERTILIZERS, AS THE CASE MAY BE, APART FROM
HIS HOME. THIS IS FOR SAFETY. THE OTHER TWO FARMS ON THE NORTH SIDE OF
DOVER RD. CURRENTLY HAVE ACCESSORY STRUCTURES (NON ATTACHED) OF
VARIOUS SIZES. A VARIANCE FOR THE HEIGHT OF POLE BARN WILL BE 26
FEET IN LIEU OF THE PERMITTED 15 FEET. SINCE THE PROPOSED POLE BARN
IS GREATER THAN 600 FEET DISTANT FROM ANY OTHER DWELLING, WE FEEL THAT
IT WOULD BE WITHIN THE SPIRIT AND INTENT OF THE ZONING REGULATIONS
TO GRANT THIS HEIGHT VARIANCE (SEE ATTACHED PHOTOS)

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

Signature of Owner (Affiant)

George Sakellis

Name - Print or Type

Signature of Owner (Affiant)

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 15th day of March, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: George Sakellis

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

AS WITNESS my hand and Notaries Seal

X [Signature]
Notary Public

10-1-23
My Commission Expires

MARK E MCKINNEY
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXPIRES 10-1-23

ZONING PETITION PROPERTY DESCRIPTION
FOR #15740 DOVER ROAD, UPPERCO, MD. 21155

BEGINNING AT A POINT ON THE SOUTH SIDE OF
DOVER ROAD WHICH IS A 50 FOOT RIGHT OF WAY WIDTH
AT A DISTANCE OF 1512 FEET EAST OF THE CENTERLINE
OF THE NEAREST IMPROVED INTERSECTING STREET
TRENTON ROAD WHICH IS A 50 FOOT OF RIGHT OF WAY WIDE.

THENCE THE FOLLOWING COURSES AND DISTANCES OR
POINTS OF CALL "POC".

- 1.) SOUTH $72^{\circ}-21'-46''$ EAST - 20.52 FEET
- 2.) SOUTH $30^{\circ}-30'-21''$ WEST - 124.99 FEET
- 3.) SOUTH $18^{\circ}-49'-31''$ EAST - 96.73 FEET
- 4.) SOUTH $07^{\circ}-23'-26''$ WEST - 108.60 FEET
- 5.) SOUTH $56^{\circ}-26'-36''$ WEST - 153.04 FEET
- 6.) NORTH $34^{\circ}-59'-17''$ WEST - 176.12 FEET
- 7.) NORTH $50^{\circ}-56'-50''$ EAST - 261.14 FEET
- 8.) NORTH $30^{\circ}-30'-21''$ EAST - 103.23 FEET

BACK TO THE POINT OF BEGINNING AS RECORDED
IN DEED LIBER 47238, FOLIO 193, CONTAINING
43,560 SQUARE FEET (1.0 ACRE) OF LOT. LOCATED
IN THE FOURTH ELECTION DISTRICT AND THIRD
COUNCIL DISTRICT OF BALTIMORE COUNTY.

2023-0086-A



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:

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Deed Reference 47238 / 00193 10 Digit Tax Account # 2600008570
Owner(s) Printed Name(s) GEORGE SAKELLIS

(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) 400.1 and 400.3 to permit an accessory building (pole barn) in the front yard in lieu of the rear yard and with a height of 26 feet in lieu 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 zoning regulations of Baltimore County, to the zoning 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):

GEORGE SAKELLIS
Name #1 – Type or Print
Signature #1 [Signature]
Mailing Address 15740 DOVER RD - UPPERCO, MD.
City State
21155 / 410-698-7171
Zip Code Telephone #s (Cell and Home) 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:

PATRICK O'KEEFE
Name - Type or Print
Signature [Signature]
Mailing Address 523 PENNY LANE, COCKEYSVILLE, MD.
City State
21030 / 410-666-5366
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 2023-0086-A Filing Date 4/18/2023 Estimated Posting Date 4/30/2023 Reviewer [Signature]

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 15740 DOVER RD., UPPERCO, M.D. 21155
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)

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HIS HOME. THIS IS FOR SAFETY. THE OTHER TWO FARMS ON THE NORTH SIDE OF
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✓ (If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

George Sakellis

Name - Print or Type

Signature of Owner (Affiant)

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 15th day of March, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: George Sakellis

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

AS WITNESS my hand and Notaries Seal

X Mark E McKinney
Notary Public

10-1-23
My Commission Expires

MARK E MCKINNEY
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXPIRES 10-1-23

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THENCE THE FOLLOWING COURSES AND DISTANCES OR
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- 1.) SOUTH $72^{\circ}-21'-46''$ EAST - 20.52 FEET
- 2.) SOUTH $30^{\circ}-30'-21''$ WEST - 124.99 FEET
- 3.) SOUTH $18^{\circ}-49'-31''$ EAST - 96.73 FEET
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BACK TO THE POINT OF BEGINNING AS RECORDED
IN DEED LIBER 47238, FOLIO 193, CONTAINING
43,560 SQUARE FEET (1.0 ACRE) OF LOT. LOCATED
IN THE FOURTH ELECTION DISTRICT AND THIRD
COUNCIL DISTRICT OF BALTIMORE COUNTY.

2023-0086-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0086 -A Address 15740 Dover Road

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/18/2023 Posting Date: 4/30/2023 Closing Date: 5/15/2023

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0086 -A Address 15740 Dover Road

Petitioner's Name: George Sakellis Telephone (Cell) 416-698-7171

Posting Date: 4/30/2023 Closing Date: 5/15/2023

Wording for Sign: To Permit an accessory building (pole barn) in the
front yard in lieu of the rear yard and with a
height of 26 feet in lieu of 15 feet.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2023-0086-A
Property Address: 15740 Dover Road
Upperco, MD 21155
Legal Owners (Petitioners): George Sakellis
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Patrick O'Keefe
Address: 523 Penny Lane
Cockeysville, MD 21030
Telephone Number: 410-666-5366

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 22, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 1, 2023
Item No. 2023-0084-SPHA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Consideration should be given to incorporate landscape islands within the parking layout. If Special Exception and Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

DPW&T Comment:

The plan submitted with the application must be revised to show that the existing storm drain system is private.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 22, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 1, 2023
Item No. 2023-0085-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

The existing storm drain system shall be modified to the grade and slope of the proposed road section connection/extension discussed in DPW&T's comments below.

DPW&T Comments:

1. The existing water mains must be connected with an 8" water main before the approval of any variances. All water meters must be located in a Baltimore County right-of-way or easement.
2. The extension and connection of Talbott Avenue (Road Section) meeting DPWT design standards must be made before the approval of any variances.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 22, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 24, 2023
Item No. 2023-0086-A & 0087-A

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

*

*

*

*

*

VKD: cen

cc: file

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/29/2023

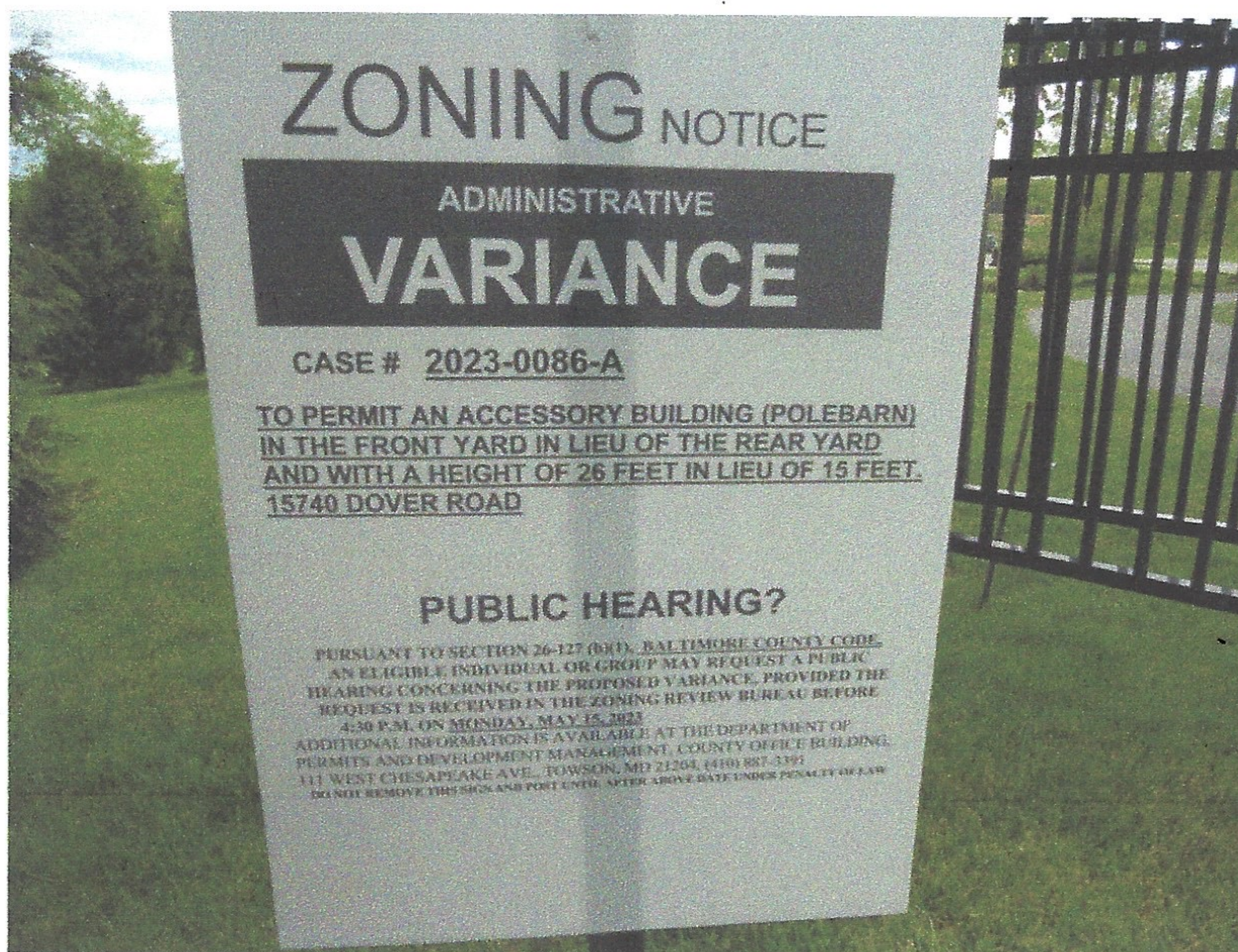
Case Number: 2023-0086-A

Petitioner / Developer: PATRICK O'KEEFE ~ GEORGE SAKELLIS

Date of Closing: MAY 15, 2023

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:
15740 DOVER ROAD

The sign(s) were posted on: APRIL 29, 2023



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, MD 21030
(City, State, Zip of Sign Poster)

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



Background Photo 1st Sign @ 15740 Dover Rd. ~ 4/29/2023



Background Photo 2nd Sign @ 15740 Dover Rd. ~ 4/29/2023
CASE # 2023-0086-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 2500008570

Owner Information

Owner Name: SAKELLIS GEORGE N Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 15740 DOVER RD Deed Reference: /47238/ 00193
UPPERCO MD 21155-

Location & Structure Information

Premises Address: 15740 DOVER RD Legal Description: 1.00 AC
UPPERCO 21155- SS DOVER RD
1100FT E OF TRENTON RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0025 0022 0316 4020022.04 0000 2022 Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2013	3,337 SF		1.0000 AC	04

Stories	Basement	Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	STUCCO/5	2 full/ 1 half	1 Attached	2013

Value Information

	Base Value	Value		
		As of 01/01/2022	As of 07/01/2022	As of 07/01/2023
Land:	90,000	90,000		
Improvements	494,000	554,900		
Total:	584,000	644,900	604,300	624,600
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
HUMPHREY MARLON	08/08/2022	\$2,300,000
Type: ARMS LENGTH MULTIPLE	Deed1: /47238/ 00193	Deed2:
GALLETTI MARY MARGARET	06/01/2021	\$2,295,000
Type: ARMS LENGTH MULTIPLE	Deed1: /44821/ 00258	Deed2:
LIPPY ENTERPRISES INC	12/13/2013	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /34518/ 00421	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Application received

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0086-A

15740 DOVER RD.
NORTH SIDE OFFSITE FARMS



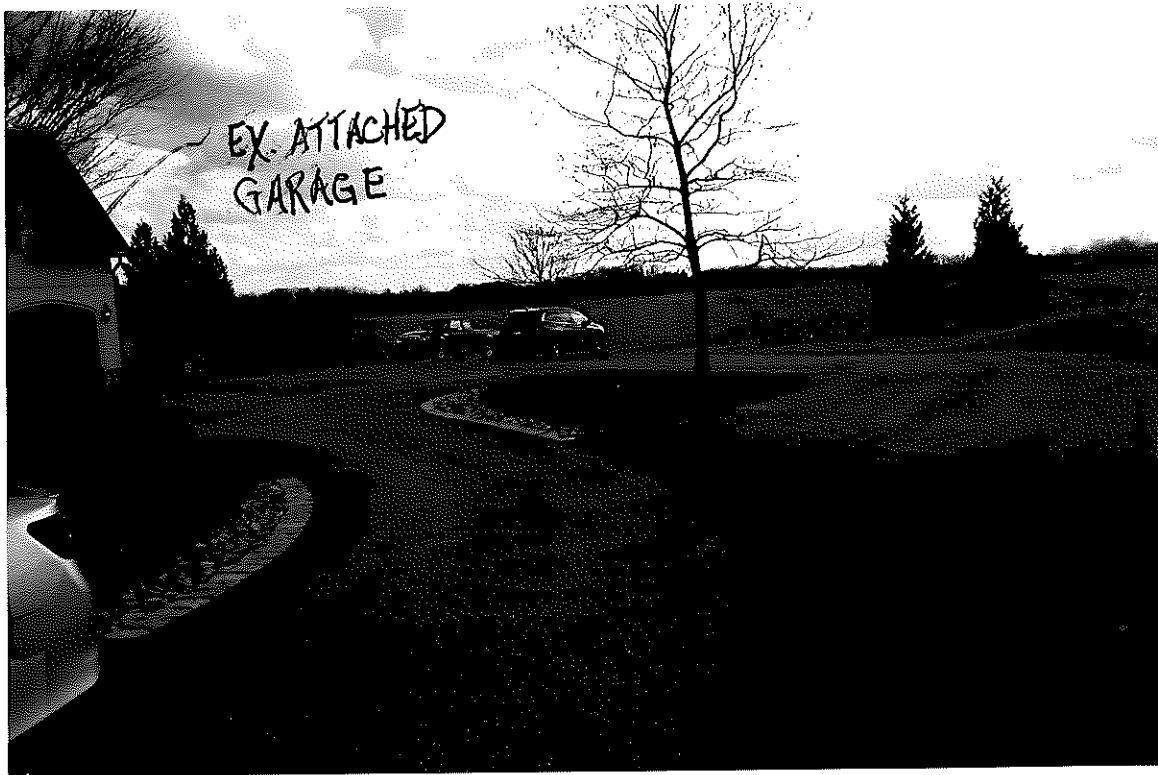
EX. HOUSES, GARAGES & SHEDS
N. SIDE OF DOVER RD.



EX HOUSES, GARAGES & SHEDS
N. SIDE DOVER RD.

2023-6086-A

15740 DOVER RD



2023-0086-A

15740 DOVER ROAD



2023-0086-A

15740 DOVER RD



① DRIVEWAY LOOKING WEST



② DRIVEWAY LOOKING EAST

2023-0086-A

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

No. 222536

Date: 4/19/2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0000		6150						\$ 75.00

Total: \$ 75.00

Rec
From: George Sakellis

For: Administrative Zoning Variance
15740 Dover Road
Case Number 2023-0086-A

DISTRIBUTION

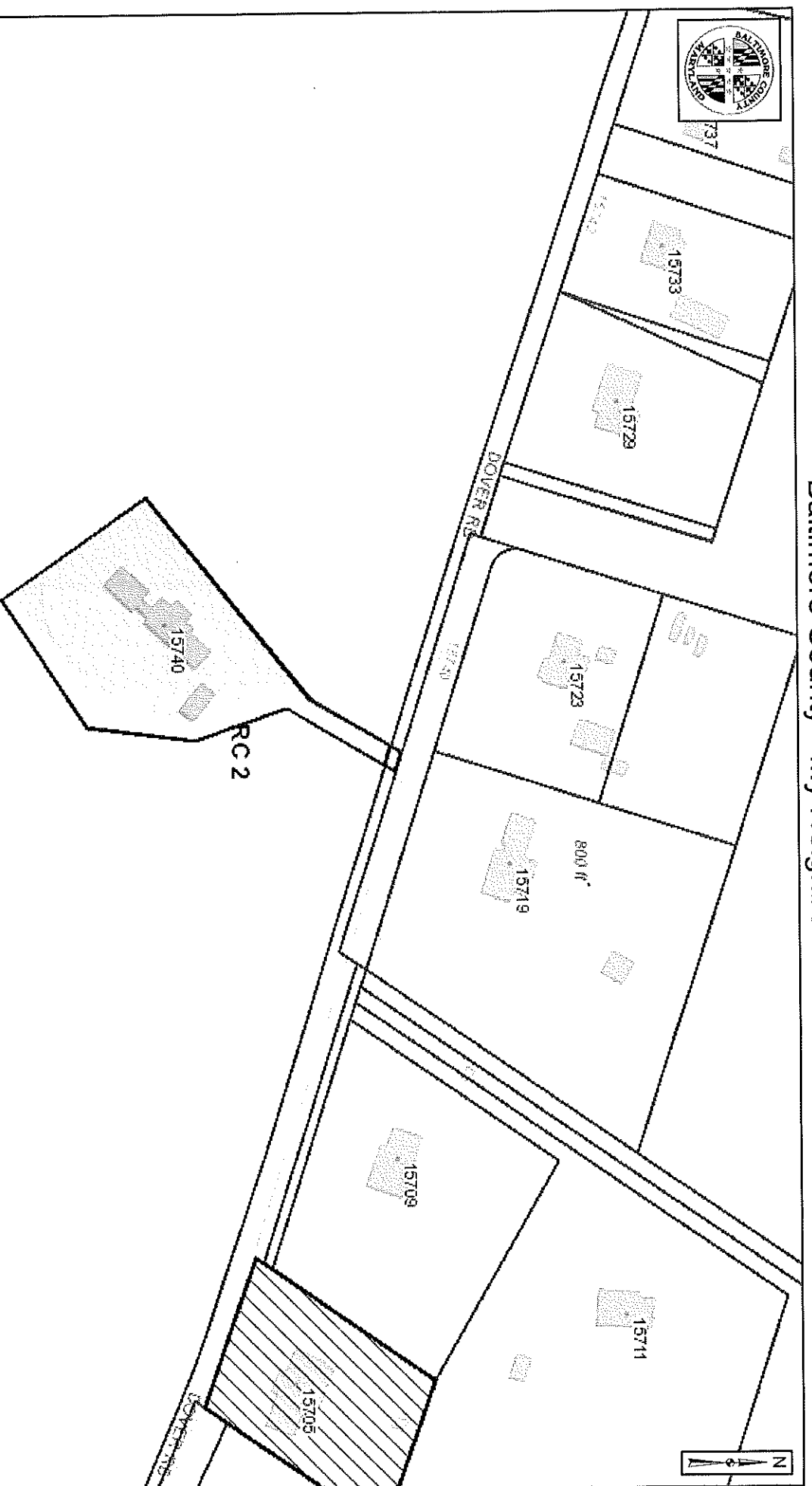
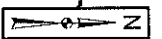
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

VMTK

CASHIER'S
VALIDATION

Baltimore County - My Neighborhood



Legend

- ☒ House Numbers
- ☒ Zoning History Cases
- ☐ Zoning
- ☐ Property
- ☒ SWM Easements since 2008
- ☐ County Boundary

Sources: Esri, HERE, Garmin, Intermap, increment PLS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, Swisstopo, Mapbox, OpenStreetMap contributors, Swisstopo, China (Hong Kong), (c) OpenStreetMap contributors, Swisstopo

2023-0086-A

