



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

April 4, 2024

Georgios Karabetis, Aspasia Karabetis, Kaliapi Karabetis – faeriefiora@gmail.com
6900 Columbia Road
Middle River, MD 21220

RE: Petition for Special Hearing
Case No: 2024-0046-SPH
Property: 6900 Columbia Road

Dear Petitioners:

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 fluid and cursive, with the first name "Maureen" being the most prominent part.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm

Enclosure

C: Chad Coster – coster.chad88@gmail.com
Maureen Long – maureen.r.long@gmail.com
Nia – nia.theweatt@gmail.com

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(6900 Columbia Road)		
15 th Election District	*	OFFICE OF
5 th Council District		
Georgios Karabetis, Aspasia Karabetis &	*	ADMINISTRATIVE HEARINGS
Kaliopi Karabetis		
Legal Owners	*	FOR BALTIMORE COUNTY
 Petitioners	 *	 Case No. 2024-0046-SPH
 * * * * *		 * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of Georgios Karabetis, Aspasia Karabetis and Kaliopi Karabetis, legal owners (“Petitioners”) for the property located at 6900 Columbia Road, Middle River (the “Property”). Special Hearing was requested from the Baltimore County Zoning Regulations (“BCZR”), §§500.7 and 400.4.B, to approve a proposed accessory building (garage) with an accessory apartment.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was advertised and posted as required by the BCZR. The Petitioners appeared in support of the Petition along with their friend, Chad Coster, who assisted with the presentation of the Case. There were no Protestants or interested citizens at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and Department of Environmental Protection and Sustainability (“DEPS”) which agencies did not oppose the requested relief.

The Property was created as Lot 125 on the Plat No. 2 of Harewood Park which was recorded in Land Records of Baltimore County on October 2, 1946 (Plat Book 13, page 144). Mr. Coster prepared a site plan (the “Site Plan”) showing the Property is 19,840 sf +/- which has been

improved with a split-level dwelling facing Columbia Rd., as well as a screen house used for dining and/or recreation. (Pet. Ex. 1). There is one (1) access driveway from River Rd. The Property is zoned Density Residential (DR 3.5). The Petitioners reside in the home with their daughter, Petitioner, Kaliopi Karabetis. Due to accessibility issues, the split-level home is proving more difficult for Georgios and Aspasia Karabetis to maneuver. They are proposing to construct a detached garage in the rear yard which would have an 800-sf apartment on one (1) level for Georgios and Aspasia to reside in, while Kaliopi will occupy the main dwelling. The front of the apartment will also have a garage which will be used by all of the Petitioners to park their vehicles. The Site Plan shows an overall dimension of 1,200 sf but that measurement includes the 800 sf apartment and 400 sf garage. The height of the detached garage will be 15 ft. and all side and rear yard setbacks will be met. All utilities including water and sewer for the detached garage will be connect to the home.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would

be compatible with the community and generally consistent with the spirit and intent of the regulations.” *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016). Based on the testimony and exhibits, I find that the Petition for Special Hearing for an accessory apartment in the proposed detached garage, will comply in all respects with BCZR, §400.4, §502.1 and §400.

In regard to the required Special Exception factors in BCZR, §502.1, I find that the proposed use is within the spirit and intent of the BCZR, and will not cause harm to the public health, safety or general welfare, particularly in light of the lack of opposition. I find that there will be no increase in traffic, no congestion of the land as the same number of people and cars currently park at the Property. There will be no interference with light or air, in that the adjacent properties are not in close proximity to the proposed detached garage; it will meet all required bulk regulations. The accessory apartment itself will not exceed 800 sf and the height of the garage will not exceed the required 15 ft. Because this is new construction, it will have to meet all fire and safety codes and thus, there will not be any hazard from fire, panic or other danger. There will not be any interference with adequate public facilities or public improvements as the accessory structure will tie into the existing electric, utility, water and sewer in the home. The proposed use will not be detrimental to environmental or natural resources as no trees or vegetation are being removed.

The Petitioners have executed and will file in the Land Records of Baltimore County the Declaration of Understanding (Pet. Ex. 2) which outlines compliance with BCZR, §400.4. The proposed accessory apartment is for the Petitioners who currently reside in the home with their daughter. Therefore, I find the accessory structure meets the definition of ‘accessory apartment’ under BCZR, §101.1. Given the size of the Property, separation from adjacent properties, and

limitation as a temporary use for a family, related by blood or marriage, I find that the proposed use will not be detrimental to the health, safety or general welfare of the surrounding community. Accessory apartments are consistent with the DR 5.5 zone as set forth in BCZR, §400.4 and therefore satisfy BCZR, §502.1.G. An accessory apartment on the same Property where the Petitioners' daughter lives, will be useful to this extended family in the event that the Petitioners are in need of assistance in their later years. Based on the testimony, the proposed accessory apartment will not have a separate utility meter, or water and sewerage services; those services will remain connected to the house as required under BCZR, §400.4.B.4.

THEREFORE, IT IS ORDERED this 4th day of **April, 2024** by this Administrative Law Judge, that the Petition for Special Hearing of the BCZR, §§500.7 and 400.4.B, to approve a proposed accessory building (garage) with an accessory apartment, be, and it 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 his 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, Petitioner would be required to return the subject property to its original condition.
2. The accessory apartment shall not be used for commercial or industrial purposes.
3. The accessory apartment shall not be converted into a second dwelling beyond the scope of BCZR, §400. The accessory apartment shall only be utilized by the persons named in the use permit who are family members as defined in BCZR, §101.1, and may not be used by any persons not named in the use permit for any other reason (including family members not otherwise named). When the accessory apartment is no longer occupied by the persons named in the use permit, or if the Property is sold, the use permit shall terminate. Upon termination, the renovations constructed for the accessory apartment will be removed and the accessory building will be restored to its original condition.

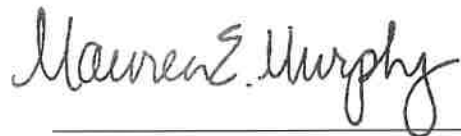
4. The accessory apartment shall not have separate utility, gas and electric and/or water/sewerage connections or services. All services shall connect to the house.

5. Prior to the issuance of the use permit, Petitioners shall file and record at their expense, an executed and notarized Declaration of Understanding, along with a property description and a site plan showing the proposed improvements, along with a copy of this Order, in the Land Records of Baltimore County, and file a copy of the same with the Department of Permits, Approvals and Inspections.

6. Petitioners shall renew the use permit with Department of Permits, Approvals and Inspections every two (2) years by filing a renewal on a form approved by Department of Permits, Approvals and Inspections, to be dated from the month of the Order herein, and shall list the name of any person(s) occupying the accessory apartment.

7. Petitioners shall comply with the DOP and DEPS ZAC comment which are attached hereto and incorporated herein.

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

A handwritten signature in dark ink, reading "Maureen E. Murphy". The signature is fluid and cursive, with the first name "Maureen" and last name "Murphy" clearly distinguishable. It is positioned above a horizontal line.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: February 27, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0046-SPH
Address: 6900 COLUMBIA RD
Legal Owner: Georgios Karabetis, Aspasia Karabetis, Kaliopi Karabetis

Zoning Advisory Committee Meeting of February 23, 2024.

The Department of Environmental Protection and Sustainability has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit a proposed accessory building (garage) with an accessory apartment. The lot is not waterfront. Any proposed development must meet all LDA requirements, including lot coverage limits and afforestation requirements. Lot coverage is limited to a maximum of 31.25% (6,200 square feet), with mitigation required for any new lot coverage between 25% and 31.25%. Lot coverage information was not provided. 15% afforestation (6 trees) is required. If the lot coverage and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. The property must meet all lot coverage and afforestation requirements. If lot coverage and afforestation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet their lot coverage and afforestation requirements, then the relief requested will be consistent with the established land-use policies.

Additional Comments:

Reviewer: Libby Errickson 2/27/24

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 2/28/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0046-SPH

INFORMATION:

Property Address: 6900 Columbia Road
Petitioner: Georgios Karabetis, Kaliopi Karabetis, and Aspasia Karabetis
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for the following:

Special Hearing -

1. Under Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine whether or not the Zoning Commissioner should approve a proposed accessory building (garage) with an accessory apartment.

The subject site is an approximately 19,840 square foot parcel in the Middle River area. It is a corner lot that fronts on Columbia Road, however, the driveway is accessed via River Road. The site is improved with a two-story single family detached dwelling and a detached screen house. The subject site is primarily surrounded with single family detached residential dwellings, which range in size from one- to three-stories in height. Per the petition, the Petitioners wish to construct a 15' tall garage and accessory apartment behind the existing dwelling and screen house.

The Department of Planning contacted the representative for the petition via telephone on February 21st, 2024 seeking additional information on the petition and proposal. During the phone call, the representative explained that all three of the Petitioners – Georgios Karabetis, Kaliopi Karabetis, and Aspasia Karabetis – own, are on the deed for, and reside in the primary dwelling on the subject site. Should the Special Hearing be approved, Georgios and Aspasia Karabetis plan to move to the accessory apartment, and Kaliopi Karabetis will remain in the primary dwelling.

The requested relief will allow the property owners to remain on the property together and does not appear to have an adverse impact on the surrounding neighborhood. Because of this, the Department of Planning has no objections to the requested relief, subject to the following conditions:

1. The elevation of the proposed accessory structure that faces River Road will be highly visible from the public right-of-way. As such, the elevation shall not be left blank, and shall include at least one window or door.
2. The accessory unit should not have separate utility meters nor be used as a rental unit.

3. There shall be no commercial activity conducted on site.
4. The petitioner should note the provisions of § 400.4.C of the BCZR requiring biannual renewal for accessory apartments.

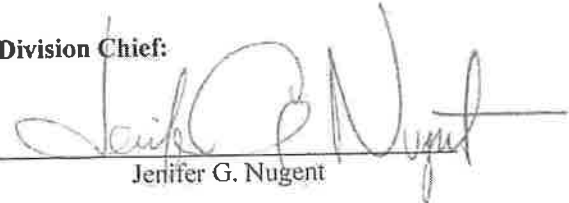
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN/KP

c: Chad Coster, Representative
David Birkenthal & Ainsley Pressl, Community Planners
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



PETITION FOR ZONING HEARING(S)

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 6900 COLUMBIA ROAD MIDDLE RIVER MD 21220 Currently Zoned DR 5.5
Deed Reference 45008 / 102 10 Digit Tax Account # 15-13-752445
Owner(s) Printed Name(s) Georgios Karabetis, Aspasia Karabetis, Kaliopi Karabetis

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

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. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To approve a proposed accessory building (garage) with an accessory apartment

2. ☐ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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.

Legal Owner(s) Affirmation: I/we do so solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this / these Petition(s).

More Signatures on back →

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Georgios Karabetis Kaliopi Karabetis
Name #1 - Type or Print Name #2 - Type or Print

Georgios Karabetis Kaliopi Karabetis
Signature #1 Signature #2

6900 COLUMBIA ROAD MIDDLE RIVER MD
Mailing Address City State

21220 / 410-774-0391 / FAERIEFLORA@GMAIL.COM
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

CHAD COSTER

Name - Type or Print

Chad Coster
Signature

7158 CUNNING CIRCLE MIDDLE RIVER MD
Mailing Address City State

21220 / 410-808-5881 / CHAD.COSTER@GMAIL.COM
Zip Code Telephone # Email Address

Case Number 2024-0046-SFH Filing Date 2/14/2024 Do Not Schedule Dates Reviewer CF

Aspasia Karabetis

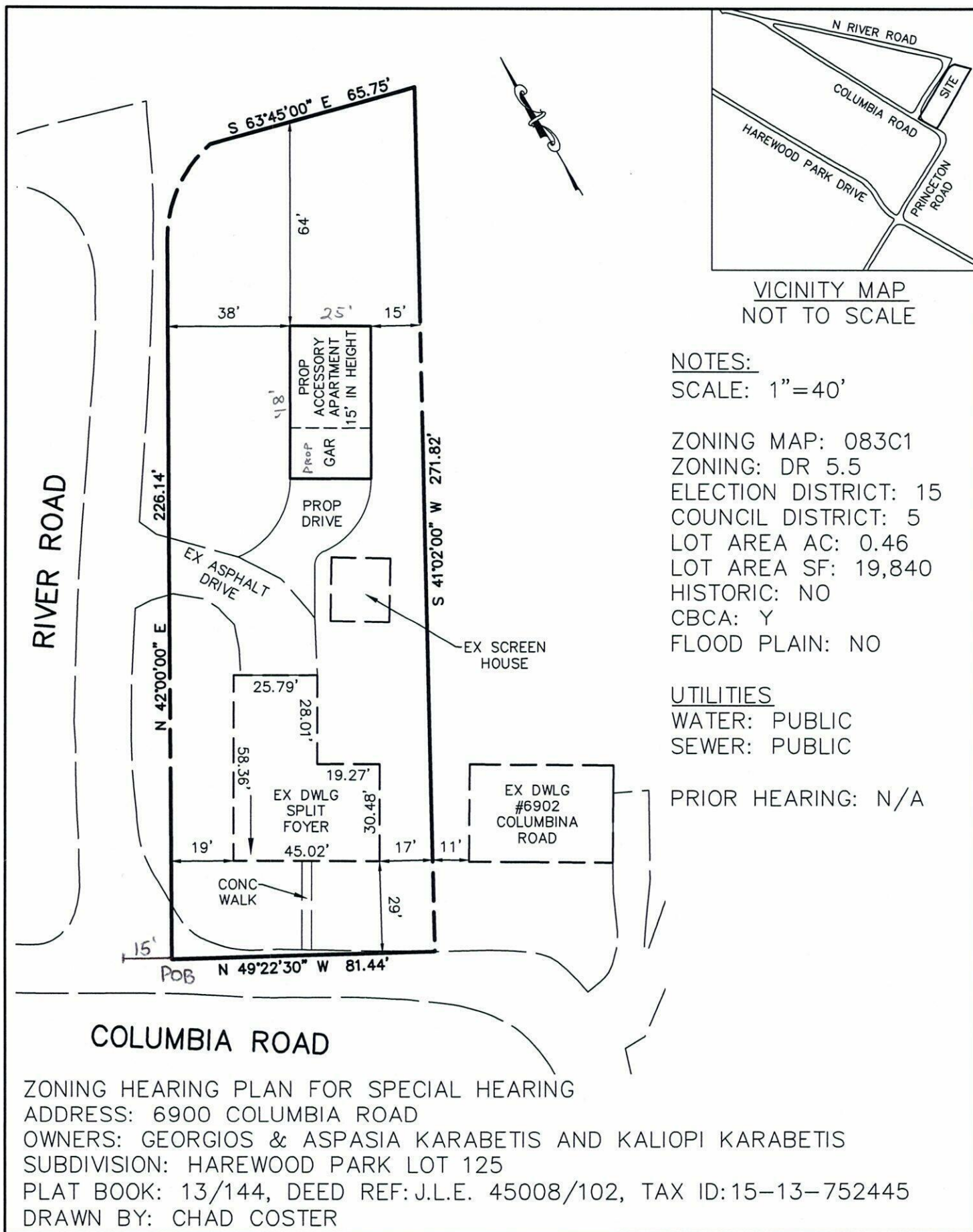
Aspasia Karabetis

ZONING PROPERTY DESCRIPTION FOR 6900 COLUMBIA ROAD MIDDLE RIVER, MD 21220

Beginning at a point on the North side of Columbia Road which is 15' wide at the distance of 15' East of the centerline of River Road which is 15' wide.

Being Lot #125 as shown on "Plat No. 2 Harewood Park" as recorded in Baltimore County Plat Book #13, Folio #144, containing 19,840 square feet. Located in Election District 15, Council District 5.

2024-0046-SAH



2024-0046-SAH

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: 2024-0046-SPH
Property Address: 6900 Columbia Rd
Middle River MD 21220
Legal Owners (Petitioners): Georgios Kababetis et al
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Chad Coster
Address: 7158 Cuning CR
Middle River MD 21220
Telephone Number: 410-808-5881

*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.



1518351490
Lot # 26
6828
Lot # 26
Pt. Bk./Folio # 007131

2004-0244-A

Lot # 26
18000003
Lot # 26

Lot # 23
1501540870
Lot # 23

1513204300
Lot # 20

Lot # 20

Lot # 18
Pt. Bk. 000007, Folio 0131

Lot # 18
1513207090

2001-0331-A

084A1

Lot # 18

Lot # 126

6829

Lot # 126

1513752370

PAI # 150116

PAI # 150116

PAI # 150116

Lot # 125

1513752445

PAI # 150116

Lot # 124

1513752444

Pt. Bk./Folio # J13144

6900

6902

Lot # 122
1513752443

Pt. Bk. 0000013, Folio 0144

6904

COLUMBIA RD

RIVER RD

NE 8 L

SITE

083C1 DR 5.5
5 CD 15 ED

2024-0046-SAH

2017-0179-A

1983-0262-A

12931

DECLARATION OF UNDERSTANDING GUIDE ACCESSORY APARTMENT USE PERMIT

The following Declaration of Understanding is only a **sample**. Please draft your Declaration based on the particular circumstances on your site as adjusted to comply with the legislation under Bill Number 49-11, Bill 7-23 and the "ACCESSORY APARTMENT APPLICATION GUIDE" that accompanies this sample form.

Though an attorney or an engineer/surveyor is not usually required for preparation of the use permit or zoning hearing applications on Individual Residential Lots, you may wish to seek professional help at your own discretion.

Please be aware that this guide is for your information only and **it is not intended to offer, or to be considered, legal advice**. The applicant is responsible for the accuracy of all information filed with Baltimore County.

1. Please read and understand the entire Guide prior to preparing your Declaration of Understanding.
2. Once you have determined the correct process for your application, prepare your Declaration of Understanding and your filing application and plans, etc. in accordance with this Application Guide.

SAMPLE DECLARATION - DO NOT COPY!

Notes in "*(italics)*" are instructions and are **NOT** part of the Declaration wording
Revise as appropriate for your site

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 19 day of NOVEMBER 2023, by and between GEORGIOS KARABETIS (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

6900 COLUMBIA ROAD 21220 5th 15th
Address Zip Code Council District / Election District

Accessory apartments submitted: 1 Addition ☐ Detached Accessory Building ☒
Special Hearing/Variations Case No(s): _____ Approved: Yes ☐ No ☐

Approved: Yes ☐ No ☐

Approved: Yes ☐ No ☐
Will owner receive compensation? Yes ☐ or No ☒

Recitals

A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a use permit and/or special hearing to: *(clearly describe the proposed accessory apartment location in the existing or proposed buildings on the site and any new construction using as many lines as needed and add the special hearing only if applicable)*

The accessory apartment will be used as the
primary residence for Georgios and Aspasia Karabetis.

The property being located at: 6900 COLUMBIA RD and is more particularly described by metes and bounds in **Exhibit A** (The Property) and **Exhibit B** (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned DR 5.5, which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property with an overall square footage of 19,840. The accessory apartment will provide housing for (Name all occupant(s) and their relation to the property owner(s)) _____

Georgios Karabetis and Aspasia Karabetis, parents of Kaliopi Karabetis.

C. The current residents of the existing dwelling are (Name and their relation to the owner(s) in detail as required in Bill No. 49-11 and Bill 7-23): Georgios Karabetis, Aspasia Karabetis, Kaliopi Karabetis.

D. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

E. As a condition of approval of the Declarant(s) request, Bill No. 49-11 and Bill 7-23 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PAI.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PAI hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.

3. Upon use permit termination: *(Adjust this statement for the location of the Apartment)*

A. In the Accessory Apartment in the principal dwelling, use permit termination requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarant(s) or subsequent purchaser.

B. In the Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

C. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

Owner(s):

Georgios Karabotis
Aspasia Karabotis

Kaligi Karabotis

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 24th day of December, 2023, before the Subscriber, a Notary Public of State of Maryland, and personally appeared Georgios & Aspasia Karabotis. The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires:

7/1/24

Patricia S. Ecker

Notary Public

DO NOT WRITE BELOW THIS LINE

FOR USE BY BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ONLY:



The Declaration of Understanding for the Accessory Apartment at:

Address of Property

is approved:

Director
Department of Permits, Approvals and Inspections

Date

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1513752445

Owner Information

Owner Name: KARABETIS GEORGIOS
KARABETIS ASPASIA ET AL

Mailing Address: 6900 COLUMBIA RD
BALTIMORE MD 21220-1065

Use: RESIDENTIAL
Principal Residence: YES

Deed Reference: /45008/ 00102

Location & Structure Information

Premises Address: 6900 COLUMBIA RD
BALTIMORE 21220-1065

Legal Description: NE COR OF RIVER RD
HAREWOOD PARK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
0083 0006 0259 15010005.04 0000 125 2024 Plat Ref: 0013/ 0144

Town: None

Primary Structure Built Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1987	1,916 SF	572 SF	19,840 SF 04

Stories	BasementType	ExteriorQualityFull/Half BathGarage	Last Notice of Major Improvements
Split FoyerYES	SPLIT FOYERSIDING/3	1 full 1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	88,700	94,400		
Improvements	194,200	322,200		
Total:	282,900	416,600	282,900	327,467
Preferential Land:	0	0		

Transfer Information

Seller: KARABETIS GEORGIOS	Date: 06/26/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /45008/ 00102	Deed2:
Seller: MORELOS MILA C	Date: 01/19/1987	Price: \$85,900
Type: ARMS LENGTH IMPROVED	Deed1: /07462/ 00652	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0046-SAT



Certificate of Posting

Case# 2023-0046-SPH

Petitioner/Developer

Georgios Karabetis Aspasia Karabetis Kaliopi Karabetis

Date of Hearing/Closing

March 27, 2024

Baltimore County Department of Permits and Management

County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204

Attention:

Ladies and Gentlemen:

This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the property located at

6900 Columbia Rd March 5, 2024 , Signs 2A & 2B

Sincerely, Martin Ogle

Martin Ogle

9912 Maidbrook Road

Parkville, Md. 21234

443-629-3411

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: February 27, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0046-SPH
Address: 6900 COLUMBIA RD
Legal Owner: Georgios Karabetis, Aspasia Karabetis, Kaliopi Karabetis

Zoning Advisory Committee Meeting of February 23, 2024.

The Department of Environmental Protection and Sustainability has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit a proposed accessory building (garage) with an accessory apartment. The lot is not waterfront. Any proposed development must meet all LDA requirements, including lot coverage limits and afforestation requirements. Lot coverage is limited to a maximum of 31.25% (6,200 square feet), with mitigation required for any new lot coverage between 25% and 31.25%. Lot coverage information was not provided. 15% afforestation (6 trees) is required. If the lot coverage and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. The property must meet all lot coverage and afforestation requirements. If lot coverage and afforestation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet their lot coverage and afforestation requirements, then the relief requested will be consistent with the established land-use policies.

Additional Comments:

Reviewer: Libby Errickson 2/27/24

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 21, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0046-X

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

DPR: No comment.

DPW-T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100315F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 2/28/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0046-SPH

INFORMATION:

Property Address: 6900 Columbia Road
Petitioner: Georgios Karabetis, Kaliopi Karabetis, and Aspasia Karabetis
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for the following:

Special Hearing -

1. Under Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine whether or not the Zoning Commissioner should approve a proposed accessory building (garage) with an accessory apartment.

The subject site is an approximately 19,840 square foot parcel in the Middle River area. It is a corner lot that fronts on Columbia Road, however, the driveway is accessed via River Road. The site is improved with a two-story single family detached dwelling and a detached screen house. The subject site is primarily surrounded with single family detached residential dwellings, which range in size from one- to three-stories in height. Per the petition, the Petitioners wish to construct a 15' tall garage and accessory apartment behind the existing dwelling and screen house.

The Department of Planning contacted the representative for the petition via telephone on February 21st, 2024 seeking additional information on the petition and proposal. During the phone call, the representative explained that all three of the Petitioners – Georgios Karabetis, Kaliopi Karabetis, and Aspasia Karabetis – own, are on the deed for, and reside in the primary dwelling on the subject site. Should the Special Hearing be approved, Georgios and Aspasia Karabetis plan to move to the accessory apartment, and Kaliopi Karabetis will remain in the primary dwelling.

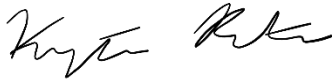
The requested relief will allow the property owners to remain on the property together and does not appear to have an adverse impact on the surrounding neighborhood. Because of this, the Department of Planning has no objections to the requested relief, subject to the following conditions:

1. The elevation of the proposed accessory structure that faces River Road will be highly visible from the public right-of-way. As such, the elevation shall not be left blank, and shall include at least one window or door.
2. The accessory unit should not have separate utility meters nor be used as a rental unit.

3. There shall be no commercial activity conducted on site.
4. The petitioner should note the provisions of § 400.4.C of the BCZR requiring biannual renewal for accessory apartments.

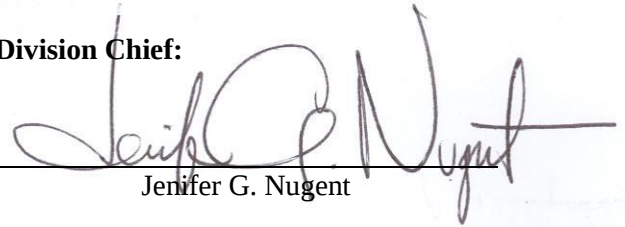
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN/KP

c: Chad Coster, Representative
David Birkenthal & Ainsley Pressl, Community Planners
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County