

**PETITION FOR ZONING VARIANCE**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description on a plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1FD2-3C1. To permit a lot width of 50' in lieu of the required 55'. Section 400.1 to permit a sidewalk setback of 2.5' in lieu of the required 2.5' and to allow an accessory structure (garage) in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)  
This property is all that is owned by the undersigned. A 50' lot is also the most prevalent lot on Catherine Avenue, as well as the community of Essex. Today in this world of high property costs and mounting interest costs, you must be able to use presently owned property to the best of its use and mine.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do 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 Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney's Telephone No. \_\_\_\_\_  
Address \_\_\_\_\_

Legal Owner(s):  
Karen Daniels  
(Type or Print Name)  
Signature \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address \_\_\_\_\_  
City and State \_\_\_\_\_

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address \_\_\_\_\_  
City and State \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of August, 1981, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of September, 1981, at 9:45 o'clock A.M.

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NE/S of Catherine Ave., 650'  
SE of Marlyn Ave., 15th District : OF BALTIMORE COUNTY

KAREN DANIELS, et al, Petitioners : Case No. 82-91-A

**ORDER TO ENTER APPEARANCE**

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 16th day of September, 1981, a copy of the foregoing Order was mailed to Karen Daniels, 8512 Hydra Lane, Baltimore, Maryland 21236, Petitioner.

*John W. Hession, III*  
John W. Hession, III

**BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN  
EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

September 17, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Ms. Karen Daniels  
8512 Hydra Lane  
Baltimore, Maryland 21236

RE: Item No. 21  
Petitioner - Karen Daniels, et al  
Variance Petition

Dear Ms. Daniels:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENC:bsc  
Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR  
September 1, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Itca #21 (1981-1982)  
Property Owner: Karen Daniels, et al  
N/ES Catherine Avenue 650' S/E of North Marlyn Ave.  
Acres: 50.26 x 250 District: 15th

Dear Mr. Hammond:  
The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

**Highways:**  
Catherine Avenue, an existing public road, is proposed to be improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way.

**Sediment Control:**  
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all gradings, including the stripping of top soil.

**Storm Drains:**  
The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

**Water and Sanitary Sewer:**  
There is an 8-inch public water main and 8-inch public sanitary sewerage in Catherine Avenue.

Very truly yours,  
*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EMH:FWR:ss  
cc: Jack Wimbley

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERDER  
DIRECTOR  
September 9, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:  
Comments on Item #21, Zoning Advisory Committee Meeting, August 4, 1981, are as follows:

Property Owner: Karen Daniel et al  
Location: NE/side Catherine Avenue 650' S/E of North Marlyn Avenue  
Acres: 50.26 X 250  
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,  
*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: August 12, 1981

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #239 - Chulan Sarwar
- Item #247 - Betty Lee Delany, et al
- Item # 10 - Fung Kun Lun, et al
- Item # 11 - Baltimore and Ohio Railroad Company
- Item # 14 - Lewis Investment Company
- Item # 15 - North View Associates
- Item # 16 - Transportation Displays, Inc.
- Item # 17 - Gale and Helen Nelson
- Item # 18 - William and Kathryn Koeng
- Item # 19 - East Bay Development Corp.
- Item # 21 - Karen Daniels, et al
- Item # 22 - Wesley R. and Cecilia M. Daub
- Item # 23 - Demetris Demetris
- Item # 24 - Bertha Linnen
- Item # 26 - Robert H. and Pearl A. Bouse, Jr.
- Item # 27 - Randallston Associates
- Item # 28 - Arundel Lumber Company, Inc.
- Item # 29 - Pulaski Industrial Park, Assoc.
- Item # 30 - Samuel L. and Margaret B. Brown
- Item # 32 - Charles J. and Eva Lee Fischer, Jr.

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJR/rth

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
625-7310

PAUL H. RENCKE  
CHIEF

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Karen Daniels et al  
Location: NE/S Catherine Avenue 650' S/E of North Marlyn Avenue  
Item No.: 21 Zoning Agenda: Meeting of August 4, 1981  
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet, along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Hegardt* Noted and Approved: *George M. Hegardt*  
Special Inspection Division Fire Prevention Bureau

/mb/rjr

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners, the granting of variances would not adversely affect the health, safety, and general welfare of the community. However, a subsequent field inspection as well as testimony revealed that most, if not all, of the lots on Catherine Avenue are more than fifty feet in width.

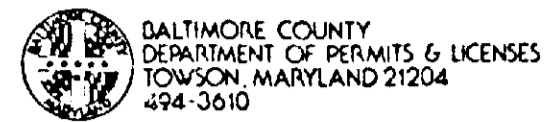
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of November, 1981, that variances to permit a side yard setback of 1.5 feet in lieu of the required 2.5 feet and to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard should be and the same is GRANTED, from and after the date of this Order, subject,

however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

IT IS FURTHER ORDERED that the variance to permit a lot width of 50 feet in lieu of the required 55 feet does not meet the spirit and intent of the Baltimore County Zoning Regulations and, as such, should be and the same is hereby DENIED.

*Jean M. H. Jung*  
Deputy Zoning Commissioner  
Baltimore County

ORDER RECEIVED FOR FILING  
DATE November 3, 1981  
BY Administrative Services



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

TED ZALESKI JR.  
DIRECTOR

August 19, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #21 Zoning Advisory Committee Meeting, August 11, 1981 are as follows:

Property Owner: Karen Daniels et al  
Location: NE/S Catherine Avenue 650' S/E of North Marlyn Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55', and to permit a side yard setback of 1.5' in lieu of the required 2.5'.

Acres: 50.26 X 250  
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building/\_\_\_\_\_ permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments - There would be no objection to the present garage located 1.5 ft. from the interior lot line, if that wall is concrete block or 1 hr fire rated frame construction. The change in property lines may put the garage in violation otherwise. These comments affect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 3, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: August 4, 1981

RE: Item No: 17, 18, 19, 20, 21, 22, 23  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



baltimore county  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
13011 494 3550

STEPHEN E. COLLINS  
DIRECTOR

September 18, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items numbers 17 through 23.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Associate II

MSF/rj

21

*Daniels*  
82-91-A  
9/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
Date: September 9, 1981  
Norman E. Gerber, Director  
Office of Planning and Zoning  
Petition No. 82-91-A Item 21

Petition for Variance  
Northeast side of Catherine Avenue, 650 ft. Southeast of Marlyn Avenue  
Petitioner- Karen Daniels, et al

Fifteenth District

HEARING: Thursday, September 24, 1981 (9:45 AM)

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG: JGH; ob

VARIANCE

Located on the northeast side of Catherine Avenue approximately 650' southeast of North Marlyn Avenue and running the following courses and distances north 63° east 135.19', thence north 33° 30' east 150', thence north 62° 15' west 80', thence north 35° east 92', thence northwest along the right of way of the southeast Freeway 50', thence south 35° west 254.12' to the beginning point.

BRENNAN AND BRENNAN  
ATTORNEYS AT LAW  
825 EASTERN BOULEVARD  
ESSEX, BALTIMORE, MD. 21221  
687-3434

November 12, 1981

Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Notice of Intent to Appeal  
Petition for Variances  
NE/S of Catherine Ave., 650' SE  
of Marlyn Ave.-15th Election Dist.  
Karen Daniels, et al - Petitioners  
No. 82-91-A (Item No. 21)

Gentlemen:

Please be advised that I represent Karen Daniels, 8512 Hydra Lane, Baltimore, Maryland 21236 and am hereby entering an appeal on her behalf to the decision of Jean M. H. Jung, Deputy Zoning Commissioner, dated November 2, 1981, wherein the variance to permit a lot width of 50 feet in lieu of the required 55 feet was denied.

Enclosed herewith please find my check in the amount of \$40.00 as payment of the appeal fee and cost of posting.

Very truly yours,  
*James C. Brennan*  
JAMES C. BRENNAN

JCB/vyl  
encl.

cc: Ms. Karen Daniels  
Mr. & Mrs. Elvin J. Daniels

*Received*  
Nov. 16, 1981

BRENNAN AND BRENNAN  
ATTORNEYS AT LAW  
825 EASTERN BOULEVARD  
ESSEX, BALTIMORE, MD. 21221  
687-3434

February 12, 1982

Mr. William T. Hackett  
Chairman of the County Board  
of Appeals  
Room 200  
Court House  
Towson, Maryland 21204

Re: Appeal of Case No. 82-91-A (Daniels)

Dear Mr. Hackett:

The above-captioned case concerns the appeal of Karen Daniels from the decision of Jean M. H. Jung, Deputy Zoning Commissioner, dated November 2, 1981, wherein a variance to permit a building lot width of 50 feet in lieu of the required 55 feet was denied.

Any assistance you can render in having the above-captioned matter set in for an early hearing before the County Board of Appeals will be greatly appreciated.

Thank you for your cooperation and assistance regarding this matter.

Very truly yours,  
*James C. Brennan*  
James C. Brennan

JCB/cw

cc: Ms. Karen Daniels  
Mr. and Mrs. Elvin J. Daniels

3/31

RECEIVED  
FEB 17 11 50 AM '82  
OFFICE OF APPEALS  
ROOM 200  
COURT HOUSE  
TOWSON, MARYLAND 21204

BRENNAN AND BRENNAN  
ATTORNEYS AT LAW  
825 EASTERN BOULEVARD  
ESSEX, BALTIMORE, MD. 21221  
667-3434

JOHN J. BRENNAN  
ALFRED L. BRENNAN  
JAMES C. BRENNAN

TOWSON OFFICE  
LOTUS FEDERAL BUILDING  
TOWSON, MARYLAND 21204  
427-0564

May 12, 1982

Mr. William T. Hackett  
Chairman  
County Board of Appeals  
Room 200 Court House  
Towson, Maryland 21204

RE: Appeal of Case No. 82-91-A  
(Karen Daniels)

Dear Mr. Hackett:

As you will recall, the above captioned case was heard before the County Board of Appeals on March 31, 1982 at 10:00 a.m.. At the time of the hearing, the Board granted your Petitioner, Karen Daniels, sixty (60) days in which to provide a registered surveyor's plat. Please find enclosed herewith four (4) copies of a Plat dated April 21, 1982 which has been prepared by Frank S. Lee and four (4) copies of a site plan showing the proposed new home.

Ms. Daniels is requesting a variance to permit a building lot width of fifty (50) feet in lieu of the required fifty-five (55) feet. In reaching your decision, she asks that you consider the following:

1. Sewer service was installed for the lot in January, 1981 and Ms. Daniels was billed over \$1,100.00 by Baltimore County for the installation.
2. Public sewer and water are available for the lot.
3. Granting the variance will not adversely affect the health, safety or general welfare of the community.
4. The proposed new home will be an asset to the community and enhance neighboring properties.
5. Several properties in the area have been granted similar variances in the recent past.

Mr. William T. Hackett  
Chairman/County Board of Appeals  
RE: Appeal Case No 82-91-A

Page Two  
May 12, 1982

6. Strict compliance with the Baltimore County Zoning Regulations will result in practical difficulty and unreasonable hardship to your Petitioner, Karen Daniels.

Thank you for your patience regarding this matter.

Very truly yours,

*James C. Brennan*  
JAMES C. BRENNAN

JCB/vyl  
encl.

cc: John W. Hession, III, Esquire  
People's Counsel for Baltimore County  
Room 223, Court House  
Towson, Maryland 21204

RECEIVED  
BALTIMORE COUNTY  
MAY 13 10 25 AM '82  
COUNTY BOARD  
OF APPEALS  
BY: [Signature]

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

Feb. 22, 1982

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 82-91-A	Karen Daniels, et al
	NE/s Catherine Ave., 650' SE of Marlyn Ave.
	15th District
	Variances and Accessory Structure
	11/2/81 - D.Z.C. GRANTED 1 variance and accessory structure and DENIED 1 variance

ASSIGNED FOR: WEDNESDAY, MARCH 31, 1982, at 10 a.m.

cc: James C. Brennan, Esq. Counsel for Petitioner

Karen Daniels Petitioner

Mr. and Mrs. E. J. Daniels "

Mr. and Mrs. Charles Greely Protestants

J. E. Dyer

J. Jung

N. Gerber

J. Hoswell

J. W. Hession, Esq. People's Counsel

W. Hammond

*Copy to go to surveyor's office  
and order will be processed until then*  
June Holmen, Sec'y. per WTH

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
March 10, 1982

James C. Brennan, Esquire  
825 Eastern Boulevard  
Essex, Maryland 21221

Re: Case No. 82-91-A  
Karen Daniels, et al

Dear Mr. Brennan:

On March 31, 1982, there is scheduled before the Baltimore County Board of Appeals case No. 82-91-A, Karen Daniels, et al, an appeal from a decision of the Deputy Zoning Commissioner granting one requested variance and denying another.

It has been brought to the Board's attention that no registered surveyor's plat accompanies this appeal. Section 500.8.B.5 of the new Baltimore County Zoning Regulations specifically requires this. In the recent past the Board accepted a plat very similar to the one in your file in the case of John Erdman, case #79-252-A, and on appeal to the Circuit Court we were reversed and instructed to require the proper surveyor's plat.

Since Protestants have raised this issue I felt you should be made aware of this since a motion to dismiss this case on the Circuit Court's ruling would probably be forthcoming.

Please advise this office if you can comply with this requirement by the date of the hearing or whether a postponement would be necessary.

Very truly yours,

*William T. Hackett*  
William T. Hackett, Chairman

WTH:sa

cc: Karen Daniels  
Mr. and Mrs. Elvin J. Daniels

2/22/82 - Following were notified of hearing set for Wed., March 31, 1982, at 10 a.m.:

James Brennan, Esq.  
Karen Daniels  
Mr. and Mrs. E. Daniels  
Mr. and Mrs. Charles Greely  
J. Dyer  
J. Jung  
N. Gerber  
J. Hoswell  
J. Hession  
W. Hammond

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
June 9, 1982

James C. Brennan, Esquire  
825 Eastern Boulevard  
Essex, Maryland 21221

Re: Case No. 82-91-A  
Karen Daniels, et al

Dear Mr. Brennan:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*Edith T. Eisenhart*  
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Karen Daniels  
Mr. and Mrs. Elvin J. Daniels  
Mr. and Mrs. Charles Greely  
John W. Hession, III, Esq.  
Mr. W. E. Hammond  
Mrs. Jean M. Jung  
Mr. James E. Dyer  
Mr. N. E. Gerber  
Mr. J. G. Hoswell

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

October 27, 1981

The Honorable Clarence D. Long  
Congress of the United States  
200 Post Office Building  
Chesapeake and Washington Avenues  
Towson, Maryland 21204

RE: Case No. 82-109-V  
Case No. 82-91-A  
922 Catherine Avenue  
15th Election District

Dear Congressman Long:

Your letter of October 20, 1981, addressed to Mr. William E. Hammond, Zoning Commissioner, and concerning the above referenced matters, has been forwarded to this office for reply.

In the first matter, which involves alleged violations, testimony and evidence will be accepted with regard to use violations involving both business and service garage use, inclusive of the storage of unlicensed and/or inoperable vehicles.

In the second matter, which involves a setback variance, your name will be entered into the file for notification once an Opinion and Order are rendered.

If this office can be of any further assistance, please feel free to contact me.

Very truly yours,

*James B. Byrnes, III*  
JAMES B. BYRNES, III  
Zoning Enforcement Section

JBB:eoh

cc: Mr. William E. Hammond  
Zoning Commissioner

Mrs. Jean M. H. Jung  
Deputy Zoning Commissioner

Files ✓

*Change Hearing!*  
82-109-V  
8-1-1987

Jan 21

8512 Hydra Lane  
Baltimore, MD 21236  
July 20, 1981

Mr. Hammond, Zoning Commissioner  
Court House  
Towson, Maryland 21204

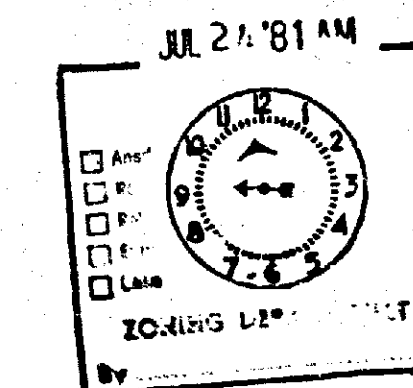
Dear Mr. Hammond:

I am the owner of the property known as 918 Catherine Avenue, Baltimore, Maryland 21221, and I am currently in the process of petitioning for a variance. I would like to obtain a building permit to construct a home for my grandparents. They are moving to Maryland from Florida due to health reasons. They are 85 and 78 years old. They lived in Maryland for over 40 years and moved to Florida when my Grandfather retired from the Back River and Patapsco Railroad.

However, they are now in ill health and we would like to have them close to the family here in Baltimore County. Therefore, I would appreciate having the variance put through as soon as possible so I can apply for the building permit. You would certainly be helping us as well as my grandparents and my family.

Sincerely,

*Karen I. Daniels, et al*  
Karen I. Daniels, et al



September 22, 1981

TO WHOM IT MAY CONCERN:

This is to authorize Elvin J. Daniels, Jr., to speak in my behalf at the Petition for Variance Hearing scheduled on September 24, 1981 at 9:45 a.m.

AS WITNESS my hand and seal this 22nd day of September, 1981.

TEST:

Patricia A. Butler (SEAL) Karen L. Daniels

Date: September 14, 1981  
Subject: Variance Case #82-91-A

We, the people of Catherine Avenue, wish to protest the changing of the zone, to permit a house to be built on a 50 ft. lot in lieu of the required 55 ft. and to permit a side yard setback 4.5 ft. in lieu of the required 2.5 ft. and to allow an accessory structure (garage) to be built in the side yard in lieu of the required rear yard.

We feel that this would be detrimental to our neighborhood and depreciate the value of our houses and property.

Signed: [Handwritten signatures and names including J. Riegel, Charles Greely, etc.]

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER

November 2, 1981

Ms. Karen Daniels  
8512 Hydra Lane  
Baltimore, Maryland 21236

RE: Petition for Variances  
NE/S of Catherine Ave., 650' SE of  
Marlyn Ave. - 15th Election District  
Karen Daniels, et al - Petitioners  
NO. 82-91-A (Item No. 21)

Dear Ms. Daniels:

I give this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
Jean M.H. Jung  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: The Honorable Clarence D. Long  
Congress of the United States  
200 Post Office Building  
Chesapeake and Washington Avenues  
Towson, Maryland 21204

Mr. & Mrs. Charles Greely  
916 Catherine Avenue  
Baltimore, Maryland 21221

John W. Hessian, III, Esquire  
People's Counsel

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

December 18, 1981

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

Mr. and Mrs. Charles Greely  
916 Catherine Avenue  
Baltimore, Maryland 21221

RE: Petition for Variance  
NE/s Catherine Ave., 650' SE of Marlyn Ave.  
Karen Daniels, et al - Petitioners  
Case #82-91-A

Dear Mr. and Mrs. Greely:

Please be advised that an appeal dated November 12, 1981, has been filed by James C. Brennan, Attorney, representing Karen Daniels, et al, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above-referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

[Handwritten signature]  
William E. Hammond  
Zoning Commissioner

WEH:klr

cc: John W. Hessian, III, Esquire  
People's Counsel

Description of Property

Located on the Northeast side of Catherine Avenue approximately 650 feet Southeast of North Marlyn Avenue and running the following courses and distances South 63 degrees East, 50.49 feet thence North 35 degrees East 242 feet thence Northwest and the right of way of the Southeast Freeway 50 feet thence South 35 degrees West 254.12 feet to the place of beginning. Also known as 918 Catherine Avenue.

BRENNAN AND BRENNAN  
ATTORNEYS AT LAW  
828 EASTERN BOULEVARD  
ESSEX, BALTIMORE, MD 21221  
687-7074

November 12, 1981

Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Notice of Intent To Appeal  
Petition for Variances  
NE/S of Catherine Ave., 650' SE  
of Marlyn Ave. - 15th Election Dist.  
Karen Daniels, et al - Petitioners  
No. 82-91-A (Item No. 21)

Gentlemen:

Please be advised that I represent Karen Daniels, 8512 Hydra Lane, Baltimore, Maryland 21236 and am hereby entering an appeal on her behalf to the decision of Jean M. H. Jung, Deputy Zoning Commissioner, dated November 2, 1981, wherein the variance to permit a lot width of 50 feet in lieu of the required 55 feet was denied.

Enclosed herewith please find my check in the amount of \$40.00 as payment of the appeal fee and cost of posting.

Very truly yours,  
James C. Brennan  
JAMES C. BRENNAN

JCB/vyl  
encl.

cc: Ms. Karen Daniels  
Mr. & Mrs. Elvin J. Daniels

OH  
deac

Received  
Nov. 16, 1981

Ms. Karen Daniels  
8512 Hydra Lane  
Baltimore, Maryland 21236

August 26, 1981

NOTICE OF HEARING

RE: Petition for Variance  
NE/s Catherine Ave., 650' SE of Marlyn Ave.  
Karen Daniels, et al - Petitioners  
Case #82-91-A

TIME: 9:45 a.m.

DATE: Thursday, September 24, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,  
TOWSON, MARYLAND

Please contact Karen Riegel @ 494-3391 as soon as possible in order that arrangements can be made for you to initial changes in Petition Form.

[Handwritten signature]  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

September 14, 1981

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

Ms. Karen Daniels  
8512 Hydra Lane  
Baltimore, Maryland 21236

RE: Petition for Variance  
NE/s Catherine Ave., 650' SE of Marlyn Ave.  
Karen Daniels, et al - Petitioners  
Case #82-91-A

Dear Ms. Daniels:

This is to advise you that \$52.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,  
William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance
LOCATION: Northeast side of Catherine Avenue, 650 ft. Southeast of Marlyn Avenue
DATE & TIME: Thursday, September 24, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a lot width of 50' in lieu of the required 55', and to permit a side yard setback of 1.5' in lieu of the required 2.5' and to allow an accessory structure (garage) in the side yard in lieu of the required rear yard.

The Zoning Regulation to be excepted as follows:

1B02.3C1 - Minimum lot width in D.R. 5.5 Zone
400.1 - Minimum side setback of accessory structure and location thereof.

All that parcel of land in the Fifteenth District of Baltimore County.

Being the property of Karen Daniels, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, September 24, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

LEER 5896 PAGE 797

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said Elvin J. Daniels and Marion E. Daniels, his wife, as tenants by the entirety, their heirs, personal representatives and assigns and unto the survivor of them, his or her heirs

personal representatives/successors and assigns, in fee simple.

AND the said party of the first part hereby covenant s that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor.

Test:

Phyllis Boccelli, Personal Representative of the Estate of Violet Beck

STATE OF MARYLAND, Clerk County, to wit:
I HEREBY CERTIFY, That on this 6 day of June, in the year one thousand nine hundred and Seventy-Eight, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Phyllis Boccelli, Personal Representative of the Estate of Violet Beck

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:
WILLIAM E. HAMMOND, Notary Public
June 6, 1978

Rec'd for record JUN 15 1978 at
Per Elmer H. Kahline, Jr., Clerk
Mail to Baltimore Recorder
Receipt No.

VARIANCE

Located on the northeast side of Catherine Avenue approximately 650' southeast of North Marlyn Avenue and running the following courses and distances south 33 degrees east 135.19', thence north 33 degrees 31' 30" east 150', thence north 62 degrees 15' west 80', thence north 35 degrees east 92', thence northwest along the right of way of the southeast Freeway 50', thence south 35 degrees west 254.12' to the beginning point.

IN THE MATTER OF THE APPLICATION OF KAREN DANIELS, ET AL FOR VARIANCES FROM Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations NE/S Catherine Ave., 650' SE of Marlyn Ave., 15th District

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY MD. 82-91-A

OPINION

This case comes before the Board on an appeal from a decision of the Deputy Zoning Commissioner granting the requested variances to permit a side yard setback of 1.5 feet in lieu of the required 2.5 feet, and to allow an accessory structure in the side yard in lieu of the required rear yard. The requested variance to permit a lot width of 50 feet instead of the required 55 feet was, however, denied and this is the subject of this appeal. The case was heard this day, March 31, 1982, in its entirety.

Petitioner testified that the original parcel was purchased by her parents from an estate sale in June, 1978, and that this property contained two surveyed and recorded parcels, one fronting 85 feet on Catherine Avenue and the other fronting 50 feet on Catherine Avenue. Petitioner's Exhibit #7 is the deed. On August 8, 1978, Karen Daniels was deeded this 50 foot lot from her parents. This deed is Petitioner's Exhibit #1. In 1981, sewer service was extended to this property so that it now has both water and sewer service available.

In 1970, legislation was enacted by the Baltimore County Council requiring that all lots in a D.R. 5.5 zone, the present zoning on the subject site, to have at least a 55 foot frontage. This lot, however, was recorded among the land records of Baltimore County on April 11, 1947, in Liber JWB 1593, Folio 9. Petitioner presented to this Board a registered surveyor's plat showing the proposed residence outline and indicating no variances required except the one from a 55 foot front width to the existing 50.49 foot width, and asked the Board to grant this variance so the building permit could be obtained.

Kenneth Daniels, Petitioner's brother, a home building contractor, presented the Board with a number of exhibits showing homes in the general area constructed on 50

LEER 5896 PAGE 795

This Deed, MADE THIS 6 day of June

in the year one thousand nine hundred and Seventy-Eight: by and between Phyllis Boccelli, Personal Representative of the Estate of Violet Beck of Kennett Square, Pennsylvania and Elvin J. Daniels and Marion E. Daniels, his wife

WITNESSETH, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged

the said Phyllis Boccelli, Personal Representative of the Estate of Violet Beck

does grant and convey to the said Elvin J. Daniels and Marion E. Daniels, his wife, as tenants by the entirety, their heirs, personal representatives and assigns and unto the survivor of them, his or her heirs

personal representatives, heirs, assigns and assigns, in fee simple, all those

lots of ground situated in Baltimore County, Maryland

and described as follows, that is to say:

BEGINNING FOR THE FIRST: Beginning for the first thereof at a point on the Northeastern side of Catherine Road, as now laid out 30 feet wide, said point of beginning also being situate at the end of the first or North 63 degrees West 136 feet line and at the beginning of the second or North 35 degrees East 638 feet line of the first parcel of land described in a Deed dated March 27, 1953 and recorded among the Land Records of Baltimore County in Liber GSB No. 2267, folio 52 from William F. O'Farrell et al to Chester W. Lawrence and wife, thence leaving the Northeastern side of said Catherine Road and binding on a part of the aforementioned second line of said Deed, as now surveyed, North 35 degrees 45 minutes East 150 feet, thence leaving said second line and running for lines of division as now surveyed the two following courses and distances, viz: South 62 degrees 15 minutes East 80 feet and South 33 degrees 53 minutes 30 seconds West 150 feet to intersect the aforementioned first line of said Deed, said point of intersection being distant South 63 degrees East 85 feet from the end of said first line, and running thence and binding on a part of said first line of said Deed and also binding on the Northeastern side of said Catherine Road, as now surveyed, North 62 degrees 15 minutes West 85 feet to the place of beginning, CONTAINING 0.28 acres of land more or less as surveyed by John A. Diven, Registered Professional Engineer and Land Surveyor, on June 1, 1959. The Improvement thereon being known and designated as 922 Catherine Avenue.

BEGINNING FOR THE SECOND: Beginning for the second thereof at the beginning of that parcel of land conveyed by Frank Sigrist et ux to Joseph Ahrens et ux by Deed dated August 6, 1943, and recorded among the Land Records of Baltimore County, Maryland in Liber RJS 1298, folio 444, said point of beginning also being on the Northeast side of Catherine Road, 30 feet wide and running thence binding on part of the first line of said Deed North 35 degrees East 242 feet, more or less, to the South right-of-way line of Southeast Freeway, U.S. Route 40 to Old Eastern

KAREN DANIELS - #82-91-A

foot lots which had obtained variances to permit same. This basically concluded the Petitioner's case.

Protestants objected to the granting of this variance fearing that to allow construction on this 50 foot site would depreciate their home values. They indicated that all other homes along Catherine Avenue have well in excess of 50 foot frontages. The contention was raised that to allow a residence to be built on a 50 foot lot when all other area lots were larger would violate community standards. These basically were the Protestants' objections.

The Board of Appeals is given the power to grant an area variance under Section 307 where strict compliance with zoning regulations would result in practical difficulty and unreasonable hardship upon the Petitioner. Petitioner owns a parcel of land zoned D.R. 5.5 that was recorded among the land records in 1947. This parcel complies with all requirements of Section 1B02.3.C except it does not have a 55 foot front width. The area requirement is more than doubled and all setbacks can be met. If this lot were 30 inches wider on each side no variance would be required. Water and sewer services are available on the site. The erection of a new residence on this parcel can surely produce no substantial injury to the general welfare of the community. It is understandable to the Board that neighbors wish their neighborhood to remain exactly as it now is, but to deny any use of this already existing parcel surely creates practical difficulty and unreasonable hardship for its owner. There are undoubtedly recorded among the land records of Baltimore County, prior to 1970, many parcels that are just shy of the width requirements of Section 1B02.3.C, and each of these must be evaluated on its own as to possible use. In the instant case, the Board is of the opinion that the requested area variance should be granted and will so order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 9th day of June, 1982, by the County Board of Appeals, ORDERED that the Order of the Deputy Zoning Commissioner, dated November 2, 1981, be AFFIRMED in granting the variances to

LEER 5896 PAGE 796

Avenue, as shown on State Road Commission of Maryland Plat No. 39326; thence binding on said right-of-way line Northwesterly 50.26 feet to the Fifth line of that parcel of land conveyed by Joseph Ahrens et al to Charles Louis Creely et al by Deed dated April 11, 1947 and recorded among the Land Records of Baltimore County, Maryland in Liber JWB 1593, folio 9, thence binding on part of said fifth line South 3 degrees West 254.12 feet to the end of said fifth line; thence binding on part of the sixth or last line of the above first described Deed and binding on the Northeast side of Catherine Road South 63 degrees East 50.49 feet to the place of beginning. CONTAINING 0.28 acres of land, more or less.

BEING the same two lots of ground which by Deed dated June 27, 1974 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. 5457, folio 499 was granted and conveyed by Joseph B. Moore and Bonnie J. Moore, his wife unto Violet M. Beck. The said Violet M. Beck departed this life on Jan. 28, 1978 intestate. The said Phyllis Boccelli was appointed Personal Representative of her Estate. See Register of Wills Estate Docket 42, folio 132.

KAREN DANIELS - #82-91-A

permit a side yard setback of 1.5 feet in lieu of the required 2.5 feet, and to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard.

IT IS FURTHER ORDERED that the Order of the Deputy Zoning Commissioner denying the requested variance to permit a lot width of 50 feet in lieu of the required 55 feet be REVERSED, and that the variance to permit a lot width of 50 feet in lieu of the required 55 feet be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett, Chairman

LeRoy S. Spitzer

Patricia Phlips

This Deed, MADE THIS 8th day of August in the year one thousand nine hundred and Seventy-Eight by and between Elvin J. Daniels and Marion E. Daniels, his wife

of Baltimore County, Maryland of the first part, and Karen L. Daniels SEP 21-78 2 24162 \*\*\*\*\*900 SEP 21-78 2 24162 \*\*\*\*\*900 of the second part.

WITNESSETH, That in consideration of the sum of Zero (\$0.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged the said Elvin J. Daniels and Marion E. Daniels, his wife do grant and convey to the said Karen L. Daniels, her

personal representatives, executors and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say: BEING that parcel of land conveyed by Frank Sigrist et ux to Joseph Ahrens et ux by Deed dated August 6, 1943 and recorded among the Land Records of Baltimore County, Maryland in Liber RJS 1298, folio 444, said point of beginning also being on the Northeast side of Catherine Road, 30 feet wide and running thence binding on part of the first line of said Deed North 35 degrees East 242 feet, more or less, to the South right-of-way line of South-east Freeway, U.S. Route 40 to Old Eastern Avenue, as shown on State Road Commission of Maryland Plat No. 39326; thence binding on said right of way line Northwesterly 50.26 feet to the Fifth Line of that parcel of land conveyed by Joseph Ahrens et al to Charles Louis Creely et al by Deed dated April 11, 1947 and recorded among the Land Records of Baltimore County, Maryland in Liber JWB 1593, folio 9, thence binding on part of said Fifth line South 35 degrees West 254.12 feet to the end of said first line; thence binding on part of the sixth or last line of the above first described Deed and binding on the Northeast side of Catherine Road South 63 degrees East 50.49 feet to the place of beginning. CONTAINING 0.28 acres of land, more or less.

BEING one of the parcels of land which by Deed dated June 2, 1978 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. 5898, folio 795 was granted and conveyed by Phyllis Boccelli, Personal Representative of the Estate of Violet Beck unto the within Grantors. TRANSFER TAX NOT REQUIRED Walter R. Richards, Notary Public, Baltimore County, Maryland

Pat Ex

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said Karen L. Daniels, her

personal representatives, executors and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors. Test: Alfred W. Brennan, Elvin J. Daniels, Marion E. Daniels

STATE OF MARYLAND, BALTO. COUNTY, to wit: I HEREBY CERTIFY, That on this 8th day of August, before me, in the year one thousand nine hundred and Seventy-Eight, the subscriber, a Notary Public of the State aforesaid, personally appeared Elvin J. Daniels and Marion E. Daniels, his wife known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In WITNESS WHEREOF, I hereunto set my hand and seal. My Commission expires: 7/1/82

Rec'd for record SEP 21 1978 at 11:14 AM For Elmer H. Kahline, Jr., Clerk Mail to Brennan & Brennan Receipt No. 114

PETITION MAPPING PROGRESS SHEET

Table with columns: FUNCTION, Well Map date by, Original date by, Duplicate date by, Tracing date by, 200 Sheet date by. Rows include: Descriptions checked and outline plotted on map, Petition number added to outline, Denied, Granted by ZC, BA, CC, CA, Reviewed by, Previous case, Revised Plans, Change in outline or description, Map #.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 9/6/81 Posted for: Karen Daniels Petitioner: Karen Daniels Location of property: NE 15 Catherine Ave., 650' SE Location of Signs: front of property 64915 Catherine Ave. Remarks: Filing Fee \$25.00 Posted by: William E. Hammond Date of return: 9/11/81 Number of Signs: 1

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 102633

DATE: 11/18/81 ACCOUNT: 01-662 AMOUNT: \$40.00 RECEIVED FROM: Brennan & Brennan FOR: Appeal fee for Case #82-91-A (Daniels)

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 101631

DATE: 9/24/81 ACCOUNT: 01-662 AMOUNT: \$25.00 RECEIVED FROM: Marion Daniels FOR: Filing Fee for Case #82-91-A

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 100463

DATE: 8/25/81 ACCOUNT: 01-662 AMOUNT: \$25.00 RECEIVED FROM: Marion Daniels FOR: Filing Fee for Case #82-91-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 11/18/81 Posted for: Karen Daniels Petitioner: Karen Daniels Location of property: NE 15 Catherine Ave., 650' SE Location of Signs: front of property 64915 Catherine Ave. Remarks: Filing Fee \$25.00 Posted by: William E. Hammond Date of return: 11/3/82

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this 24 day of July, 1981. Filing Fee \$ 25.00 Received: [ ] Check [ ] Cash [ ] Other [ ]

Petitioner: Karen Daniels + Marion Daniels Submitted by: William E. Hammond, Zoning Commissioner

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 3, 1981 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one line appearing on the 3rd day of September, 1981, the 3rd publication appearing on the 3rd day of September, 1981. THE JEFFERSONIAN, L. Frank Strickland, Manager. Cost of Advertisement, \$ 22.75

Petition for Variance 15TH DISTRICT ZONING: Petition for Variance

LOCATION: Northeast side of Catherine Avenue, 450 ft. Southeast of Mary's Avenue. DATE & TIME: Thursday, September 24, 1981 at 9:45 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the following: Petition for Variance to permit a lot width of 50' in lieu of the required 55', and to permit a side yard setback of 1.8' in lieu of the required 2.5' and to allow an accessory structure (garage) in the side yard in lieu of the required rear yard. The Zoning Regulation is as follows: 1802.3C1 Minimum lot width in D.R. S.5 Zone: 400'-Minimum side setback of accessory structure and location thereof. All lots faced of land in the 15th District of Baltimore County. Located on the northeast side of Catherine Avenue approximately 450' southeast of North Mary's Avenue and running the following courses and distances south 63° east 135.49', thence north 33° east 330', thence north 63° east 15' west 60', thence north 33° east 22', thence northwest along the right of way of the southeast Freeway 30', thence north 33° east 160' to the beginning point. Being the property of Karen Daniels, et al, as shown on plat filed with the Zoning Department. Hearing Date: Thursday, September 24, 1981 at 9:45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By Order of William E. Hammond, Zoning Commissioner of Baltimore County

The Times

Middle River, Md., Sept 2 1981 This is to Certify, That the annexed was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 24 successive weeks before the 2nd day of Sept 19 81. Publisher: [Signature]

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of August, 1981.

William E. Hammond, Zoning Commissioner

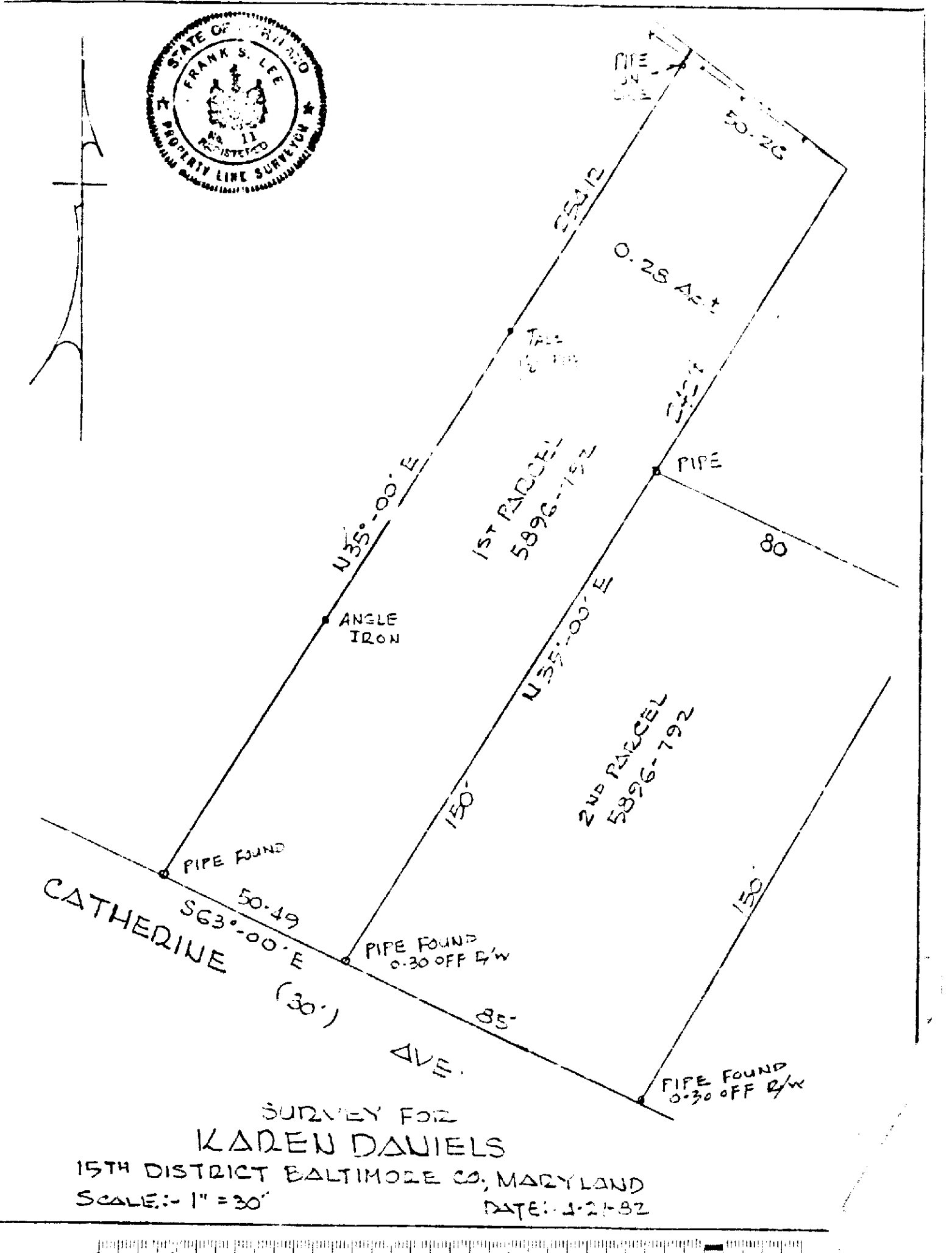
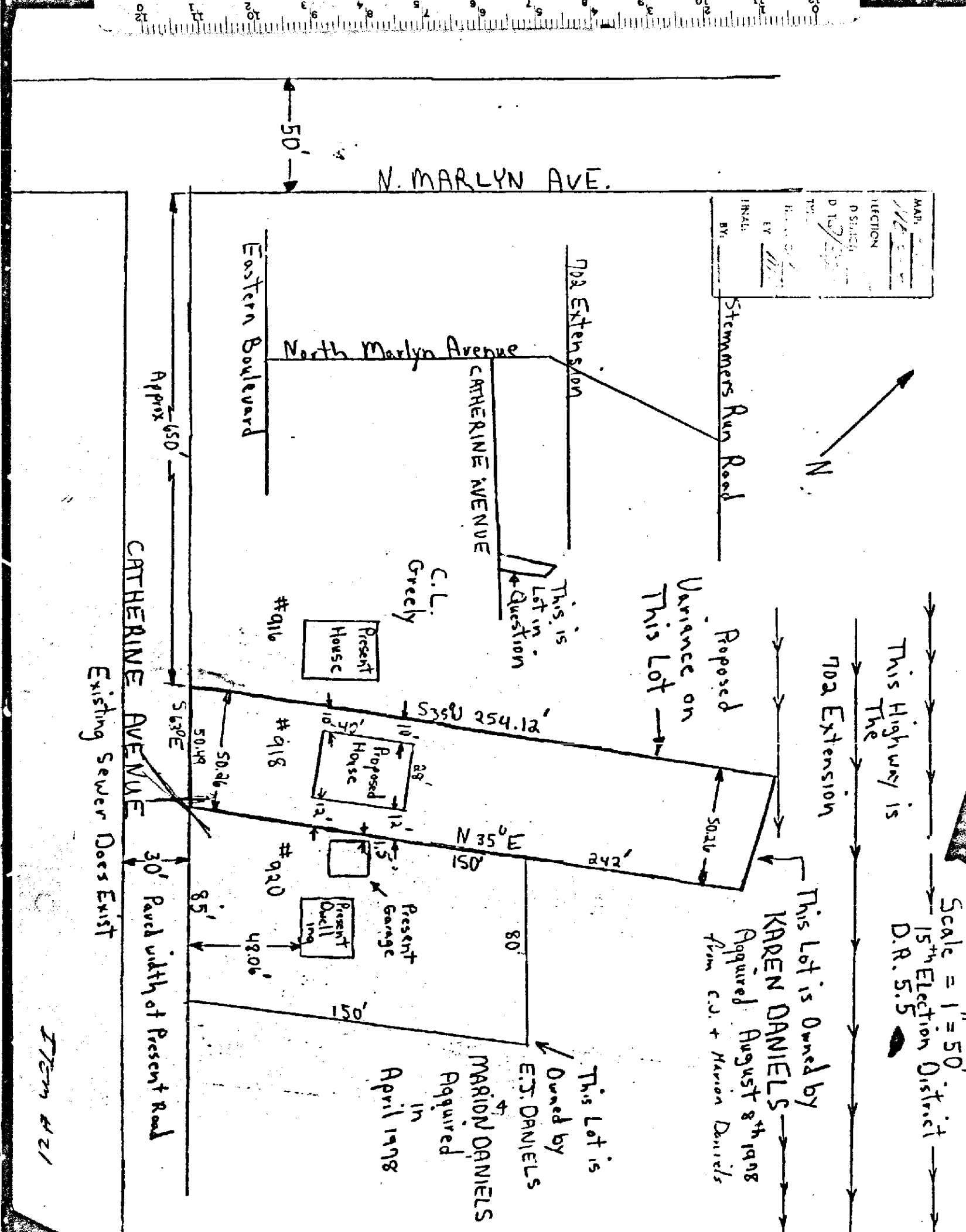
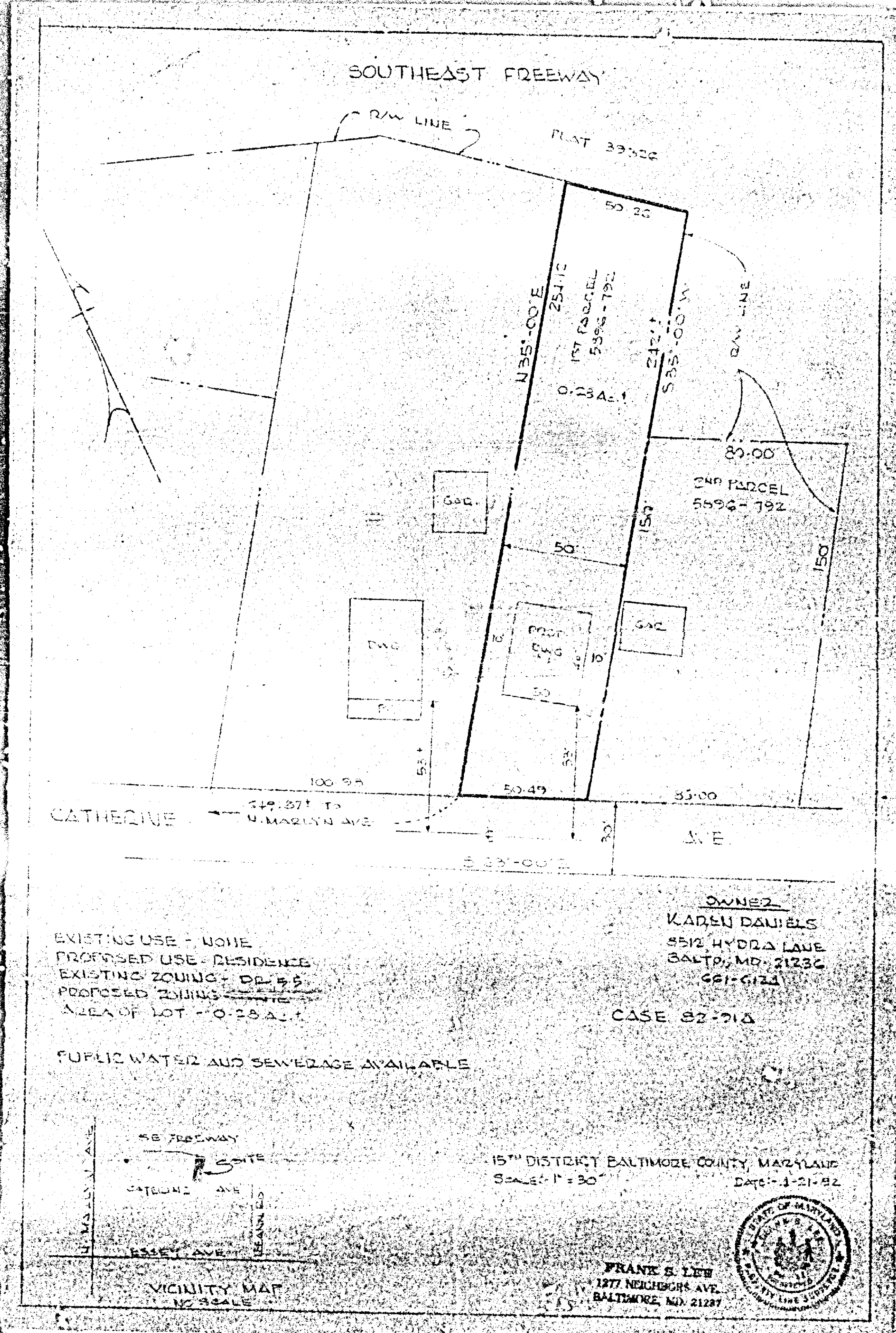
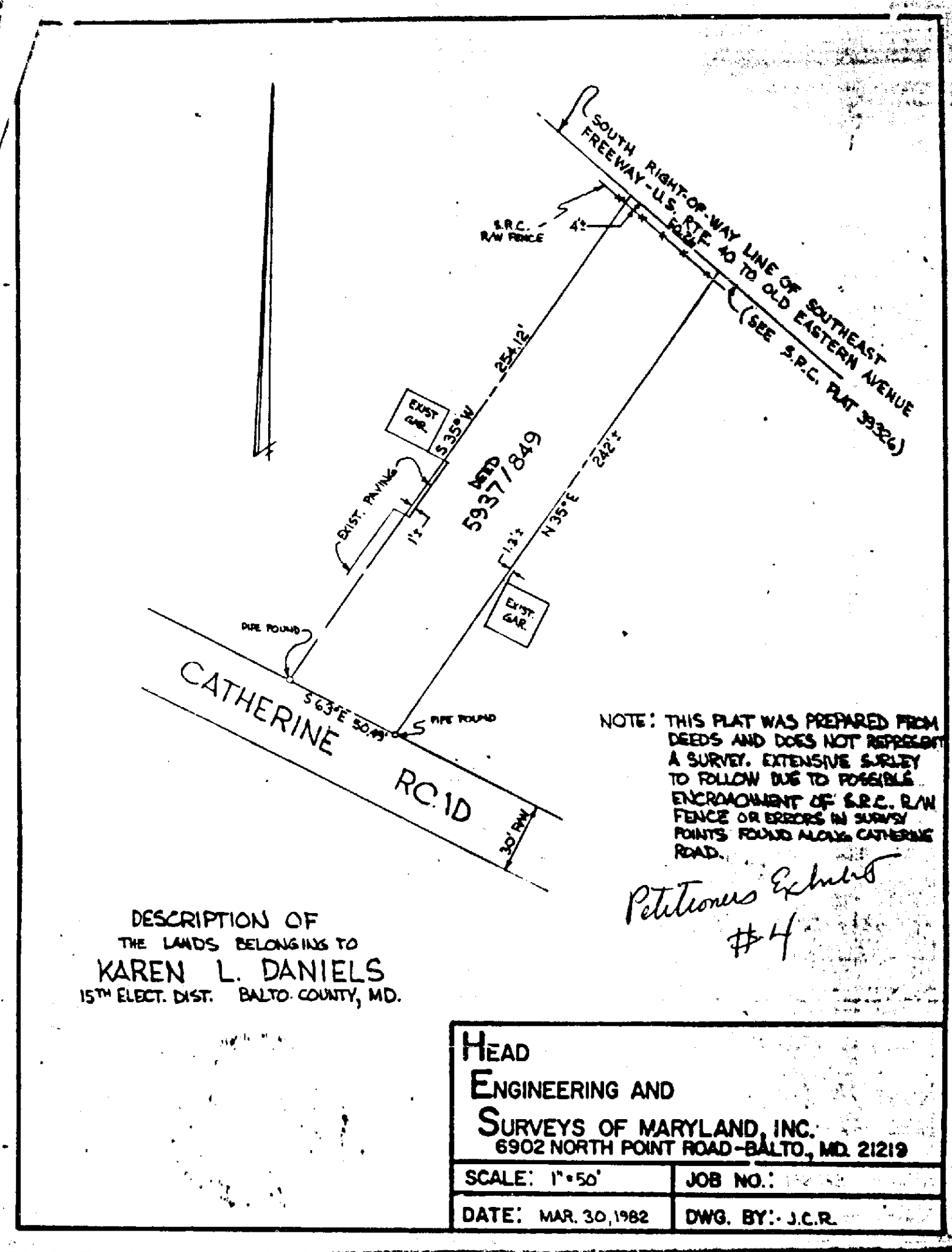
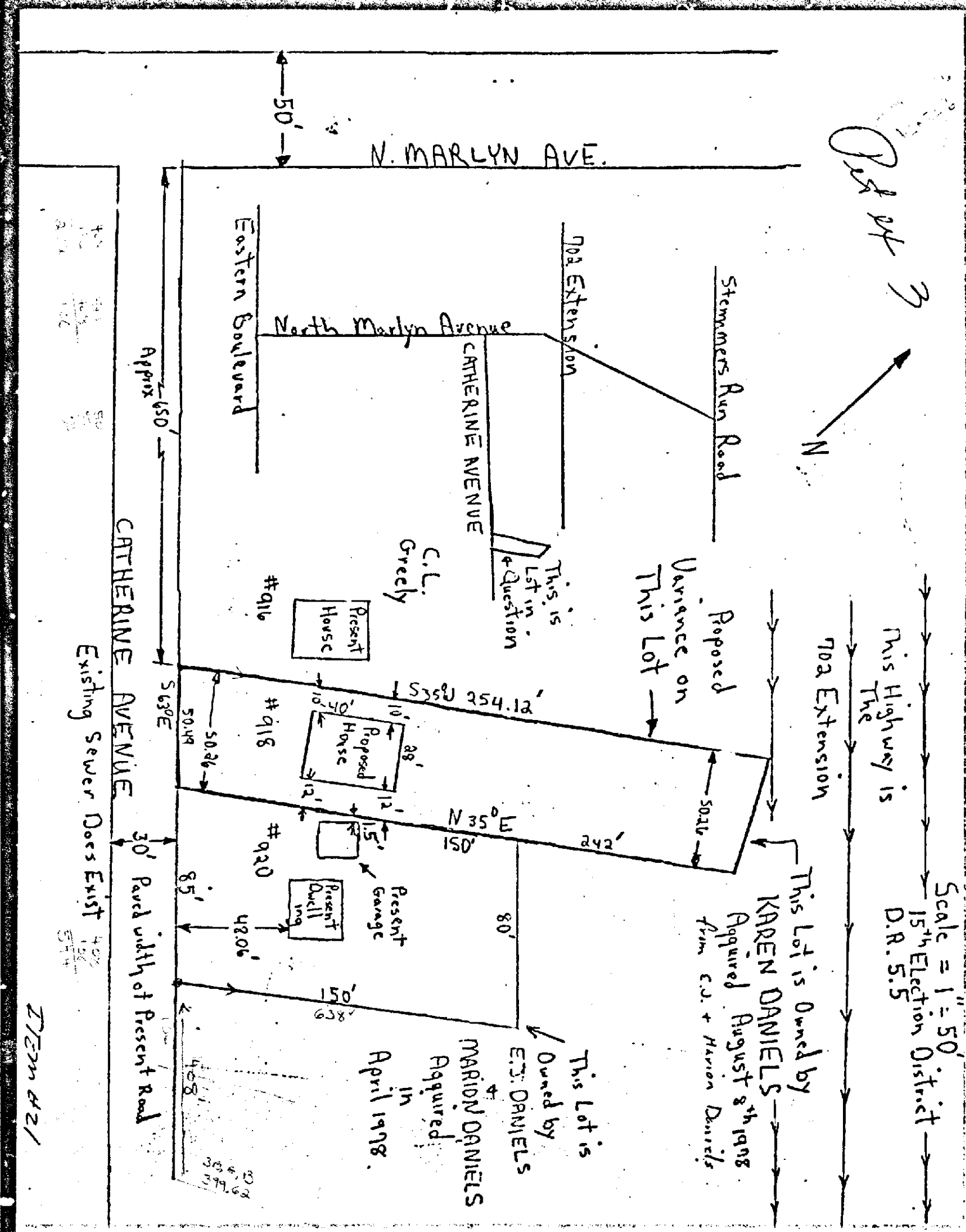
Petitioner: Karen Daniels, et al Petitioner's Attorney: Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

#82-91-A 15th District

NE 1/4 Catherine Ave., 650' SE of Marilyn Ave.

Karen Daniels, et al

1 SIGN



**OWNER:**  
**KAREN DANIELS**  
 8512 HYDRA LANE  
 BALTO, MD. 21236  
 661-6124

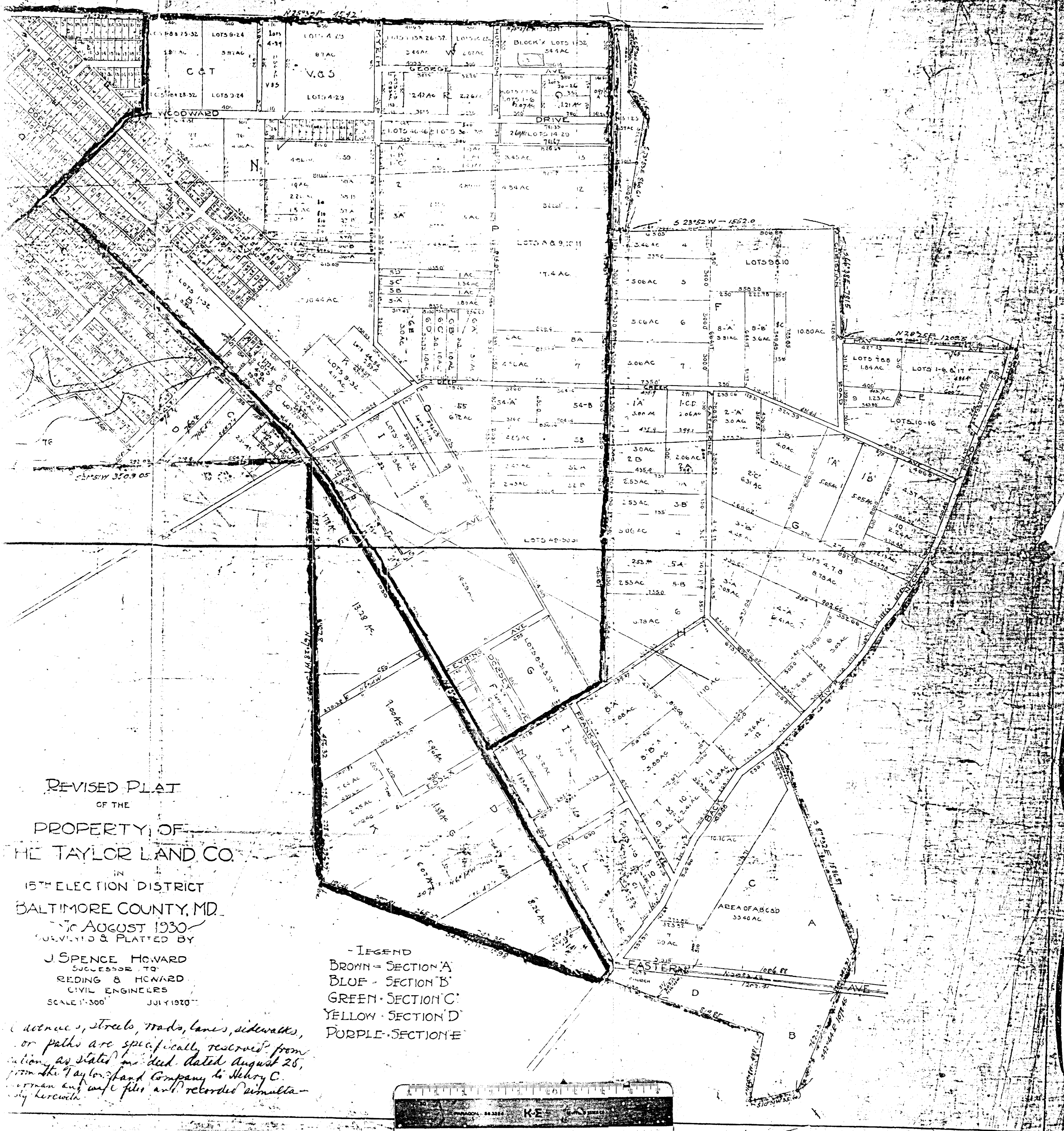
**CASE 82-718**

EXISTING USE - NONE  
 PROPOSED USE - RESIDENCE  
 EXISTING ZONING - DR-5.5  
 PROPOSED ZONING - R-1  
 AREA OF LOT - 0.28 Ac ±

PUBLIC WATER AND SEWERAGE AVAILABLE

15<sup>th</sup> DISTRICT BALTIMORE COUNTY MARYLAND  
 Scale: 1" = 30'  
 Date: 1-21-82

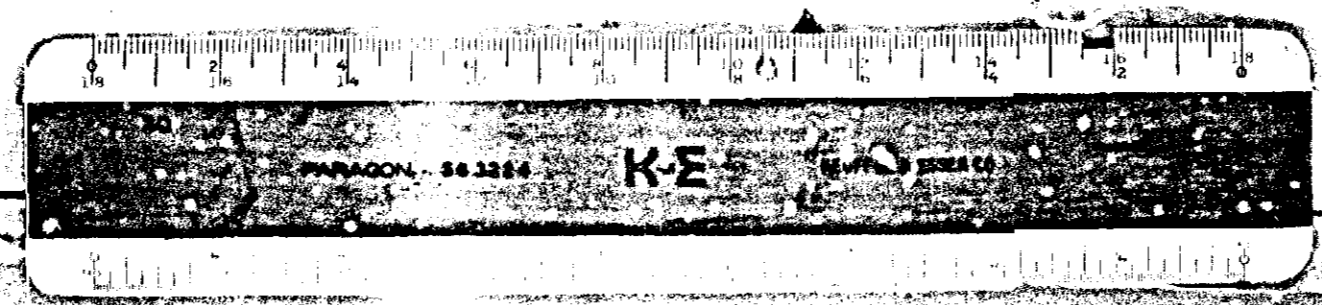
**FRANK S. LEE**  
 1277 NEIGHBORS AVE.  
 BALTIMORE, MD. 21287



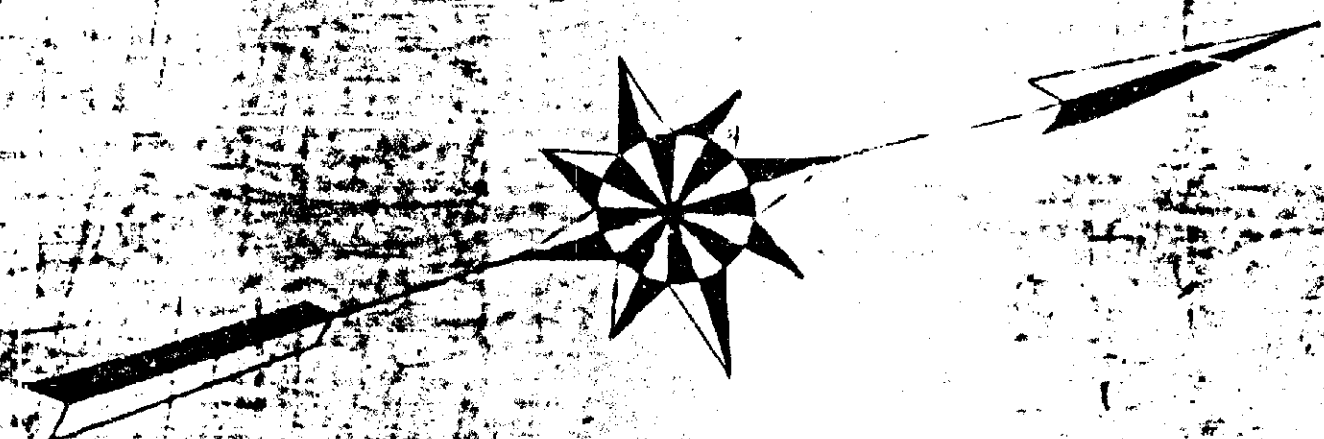
REVISED PLAT  
OF THE  
PROPERTY OF  
THE TAYLOR LAND CO.  
IN  
15<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MD.  
Dated AUGUST 1930  
SURVEYED & PLATTED BY  
J. SPENCE HOWARD  
SUCCESSOR TO  
REDING & HOWARD  
CIVIL ENGINEERS  
SCALE 1"=300' JULY 1920

- LEGEND  
BROWN - SECTION 'A'  
BLUE - SECTION 'B'  
GREEN - SECTION 'C'  
YELLOW - SECTION 'D'  
PURPLE - SECTION 'E'

*Streets, roads, lanes, sidewalks,  
or paths are specifically reserved from  
this plat as stated in deed dated August 25,  
1920 from the Taylor Land Company to Henry C.  
Norman and wife filed and recorded simulta-  
neously herewith.*







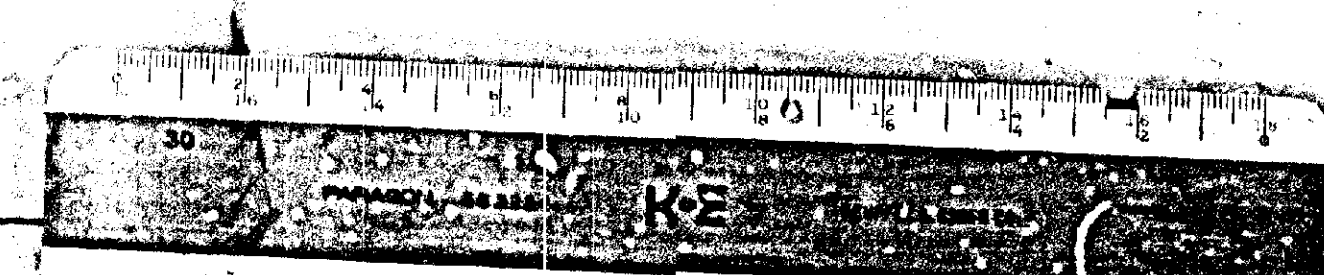
RIVER

BAG

DUCK

DEEP

CREEK



REVISED PLAT  
 OF THE  
 PROPERTY OF  
 THE TAYLOR LAND CO.  
 IN  
 15<sup>TH</sup> ELECTION DISTRICT  
 BALTIMORE COUNTY, MD.  
 AUGUST 1930  
 SURVEYED & PLATTED BY  
 J. SPENCE HOWARD  
 SUCCESSOR TO  
 REDING & HOWARD  
 CIVIL ENGINEERS  
 SCALE 1"=300' JULY 1970

*del. avenues, streets, roads, lanes, sidewalks, alleys, or paths are specifically reserved from dedication, as stated in deed dated August 25, 1930 from the Taylor Land Company to Henry C. Zimmerman and wife filed and recorded simultaneously herewith.*

BRO  
 BLO  
 GR  
 YEL  
 POR