

82-163-SPNA #90

PETITION FOR SPECIAL HEARING

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 and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 50-7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a legal - nonconforming use, the existing four apartments located at the Southwest Corner Highland Avenue and Park Avenue, Lot L, subdivision Plat of Stebbins Mews, the improvements being known as 500 Park Avenue.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing 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: Betty Lee Dulany (Type or Print Name)
Signature: *Betty Lee Dulany*
Address: 1303 Margarette Avenue, Towson, Maryland 21204
City and State: Towson, Maryland 21204

Legal Owner(s): Betty Lee Dulany (Type or Print Name)
Signature: *Betty Lee Dulany*
John W. Stebbins (Type or Print Name)
Signature: *John W. Stebbins*
Address: 1303 Margarette Avenue, Towson, Maryland 21204
City and State: Towson, Maryland 21204

Attorney for Petitioner: Gordon G. Power (Type or Print Name)
Signature: *Gordon G. Power*
Address: 21 W. Susquehanna Avenue, Towson, Maryland 21204
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 323-1250

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of December, 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 26th day of January, 1982, at 9:30 o'clock A.M.

ORDER RECEIVED FOR FILING DATE January 13, 1982

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 and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1-B02.3C.1 (See Attachment)

As shown on the accompanying plat, the 5 proposed lots, for each of the 5 existing dwellings on this tract of land; need to conform to the current zoning regulations.

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.

Contract Purchaser: Betty Lee Dulany (Type or Print Name)
Signature: *Betty Lee Dulany*
Address: 1303 Margarette Avenue, Towson, Maryland 21204
City and State: Towson, Maryland 21204

Legal Owner(s): Betty Lee Dulany (Type or Print Name)
Signature: *Betty Lee Dulany*
John W. Stebbins (Type or Print Name)
Signature: *John W. Stebbins*
Address: 1303 Margarette Avenue, Towson, Maryland 21204
City and State: Towson, Maryland 21204

Attorney for Petitioner: Gordon G. Power (Type or Print Name)
Signature: *Gordon G. Power*
Address: 21 W. Susquehanna Avenue, Towson, Maryland 21204
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Attorney's Telephone No.: 323-1250

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ORDER RECEIVED FOR FILING DATE January 13, 1982

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211
NORMAN E. GERBER DIRECTOR

January 21, 1982

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 #90, Zoning Advisory Committee Meeting, November 17, 1981, are as follows:
Property Owner: Betty Lee Dulany, et al
Location: SW corner Park Avenue and Highland
Acres: 0.258
District: 9th

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.

The petitioner must comply with Title 22 (Subdivision Regulations) of the Baltimore County Code.
Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:wh

1/26 82-163 SPNA

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

William E. Gerber
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning & Zoning
Petition #82-163SPHA
SUBJECT: Petition #82-163SPHA

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

Norman E. Gerber
Norman E. Gerber, Director

NEG/JGH/bph

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 15, 1982

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

Gordon G. Power, Esquire
21 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Item No. 90
Petitioner - Betty Lee Dulany, et al
Special Hearing & Variance Petitions

Dear Mr. Power:

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.

The subjects of this petition are five existing dwellings, located on the southwest corner of Park and Highland Avenues in the 9th Election District. These dwellings were the subjects of a previous hearing (Case #82-53-A), which has been dismissed.

The present requests are to prove that the four apartment dwelling known as #500 Park Avenue, is a nonconforming use and to allow the subdivision of the remaining property into four separate lots. Because of this, variances for lot widths and setbacks are required.

Particular attention should be afforded to the comments of the Department of Permits and Licenses. If additional explanation on these comments are required you may contact Mr. Charles Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas P. Commodari
NICHOLAS P. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bso
Enclosures
cc: McKee, DuVal & Associates, 1717 York Road, Lutherville, Md. 21093
Mr. William J. Dulany, 1303 Margarette Avenue, Towson, Md. 21204

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E. DIRECTOR
December 3, 1981

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

RE: Item #90 (1981-1982)
Property Owner: Betty Lee Dulany, et al
S/W corner Park Avenue and Highland Avenue
Acres: 0.258 District: 9th

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.

General:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 247 (1980-1981) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in conjunction with this item 90 (1981-1982).

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

SAH: EAM: FWR:as
cc: Jack Wimbley
William Munchel
N-W Key Sheet
39 NE 1 Pos. Sheet
NE 10 A Topo
70 & 70A Tax Map

Attachment

August 19, 1981

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

RE: Item #247 (1980-1981)
Property Owner: Betty Lee Dulany et al
S/W corner Highland Ave. and Park Avenue
Acres: 1.174 District: 9th

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.

General:

Subdivision and re-subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

Highland and Park Avenues, existing public roads, are proposed to be improved in the future as 40 and 30-foot closed section roadways on 60 and 50-foot right-of-way, respectively, with filllet areas for sight distance at their intersection.

The 6-foot driveways indicated as "Park Lane (Private)" provide private means of access to the existing three dwellings within the interior of this site.

Sediment Control:

Development of this property through strippling, 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 grading, including the strippling of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

A drainage swale traverses this site.

1777 York Road, Lutherville, Md. 21093
McKee, DuVal & Associates
1303 Margarette Avenue, Towson, Md. 21204

Mr. William J. Dulany
1303 Margarette Avenue
Towson, Md. 21204

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 15th day of January, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Nicholas P. Commodari
Nicholas P. Commodari
Chairman, Zoning Plans Advisory Committee

MCKEE, DUVAL & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

1717 YORK RD. LUTHERVILLE, MARYL ID 21093
Telephone: (301) 252-5820
October 1, 1981

**DESCRIPTION OF 0.258 ACRES OF LAND, MORE OR LESS
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point said point being at the intersection of the Southerly Right-of-Way line of Park Avenue (30 feet wide) and the Westerly Right-of-Way line of Highland Avenue (60 feet wide) said point also being at the end of the first or North 13° 23' East 109 foot line of a deed dated October 14, 1924, and recorded among the Land Records of Baltimore County in Liber W.P.C. 605, folio 45, was conveyed by Vincent L. O'Connor, et al, unto Lee J. Stebbins and wife, and running thence binding on the Southerly Right-of-Way line of Park Avenue and also binding on a part of the second line of the aforesaid conveyance from O'Connor to Stebbins the following course and distance: North 58° 03' 06" West 155.73 feet; thence running South 16° 20' 53" West 96.03 feet to a point at the end of the second or North 13° 41' East 55 foot line of a deed dated December 21, 1920, and recorded among the Land Records of Baltimore County in Liber W.P.C. 535, folio 269, was conveyed by John E. O'Connor, et al, unto Edward J. Wunder, et al, and running thence binding on the third line of the aforesaid conveyance from O'Connor to Wunder the following course and distance: South 73° 39' 07" East 150.00 feet to a point said point being on the Westerly Right-of-Way line of Highland Avenue thence running and binding on said Westerly Right-of-Way line the following course and distance: North 16° 17' 14" East 54.15 feet to the place of beginning. Containing 0.258 acres of land, more or less.

Subject to a 15 foot Right-of-Way which is further described in a deed dated October 19, 1929, and recorded among the Land Records of Baltimore County in Liber L. McL. M. 840, folio 31, and was

old description

Description of 0.258 Acres of Land, More or Less
9th Election District, Baltimore County, MD
October 1, 1981
Page Two

Agreed to between Lee J. Stebbins and Edna P. Stebbins, his wife, Cecelia J. Rowland, widow, and Agnes Rowland Price and Alton E. Price, her husband.

Being all of that parcel of land which by a deed dated October 14, 1924, and recorded among the Land Records of Baltimore County in Liber W.P.C. 605, folio 45, was conveyed by Vincent L. O'Connor, et al, unto Lee J. Stebbins and wife.

Also being all of that parcel of ground which was secondly saved and excepted in a deed dated January 13, 1922, and recorded among the Land Records of Baltimore County in Liber W.P.C. 551, folio 291, was conveyed by John E. O'Connor and wife unto James J. Resh and wife.



PETITION FOR SPECIAL HEARING & VARIANCE

9th DISTRICT
ZONING: Petitioner for Special Hearing and Variance
LOCATION: Southwest corner of Park Avenue and Highland Avenue
DATE & TIME: Tuesday, January 26, 1982, at 9:30 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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as a legal - nonconforming use, the existing four apartments located at the Southwest corner Highland Avenue and Park Avenue, Lot 1, subdivision Plat of Stebbins Mews, the improvements being known as 500 Park Avenue; and Variances for Lot 2, 501 Park Avenue, to permit a minimum side yard setback of 0', in lieu of the required 10' and a sum of side yards of 0' in lieu of the required 20', and a lot width of 52' in lieu of the required 55', and Lot 4, 602 Park Lane and Lot 5, 600 Park Lane, to permit a lot width of 58' in lieu of the required 70' and a sum of side yards of 19.5' in lieu of the required 25'.

The Zoning Regulation to be excepted as follows:
Section II 2.3C.1 - Minimum lot width and sum of side yard setbacks in D, R, 5, 5 and D, R, 3, 5 Zones.

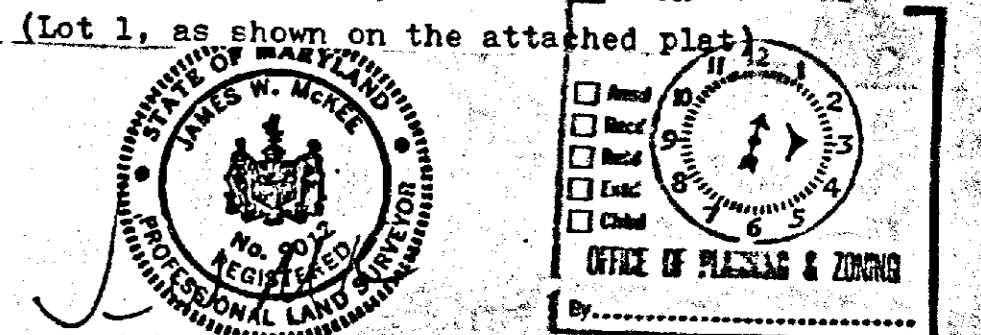
All that parcel of land in the Ninth District of Baltimore County

Being the property of Betty Lee Dulany, et al, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, January 26, 1982 at 9:30 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

**"STEBBINS MEWS"
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point at the intersection of the Westernmost Right-of-Way line of Highland Avenue (60 feet wide) with the Southernmost Right-of-Way line of Park Avenue (30 feet wide); thence running along the Westernmost Right-of-Way line of Highland Avenue South 16° 17' 14" West 54.15 feet; thence leaving Highland Avenue and running the following six courses and distances, viz: North 73° 39' 07" West 150.00 feet; South 16° 20' 53" West 155.00 feet; North 68° 27' 39" West 277.46 feet; North 32° 06' 07" East 128.55 feet; South 62° 10' 04" East 156.42 feet and North 32° 06' 34" East 152.13 feet to a point on the Southernmost Right-of-Way line of Park Avenue; thence running along the Southernmost Right-of-Way line of Park Avenue South 58° 03' 06" East 204.33 feet to the place of beginning. Containing 1.174 acres of land, more or less. PETITION FOR ZONING VARIANCE (Lots 2, 4, & 5, as shown on the attached plat) AND SPECIAL HEARING (Lot 1, as shown on the attached plat)



12/22/81
REVISED PLANS
Plan # 90

ATTACHMENT

As shown on the accompanying plat, the 5 proposed lots, for each of the 5 existing dwellings on this tract of land, need to conform to the current zoning regulations.

LOT	ADDRESS	REQUESTED VARIANCE
1	500 Park Avenue	None.
2	501 Park Avenue	To permit a minimum sideyard setback of 0', in lieu of the required 10' and a sum of sideyards of 0' in lieu of the required 20', and a lot width of 52', in lieu of the required 55'.
3	603 Park Lane	None.
4 and 5	602 Park Lane and 600 Park Lane	To permit a lot width of 58', in lieu of the required 70', and a sum of sideyards of 19.5', in lieu of the required 25'.

and further assurance of the same as may be required
The undersigned, Lee J. Stebbins and Edna P. Stebbins, his wife, Cecelia J. Rowland, widow, and Agnes Rowland Price and Alton E. Price, her husband, do hereby certify that the above and foregoing is a true and correct copy of the original plat of the same as shown on the accompanying plat and that the same is a true and correct copy of the original plat of the same as shown on the accompanying plat.

Witness my hand and seal this 1st day of October 1981.
Lee J. Stebbins
Edna P. Stebbins
Cecelia J. Rowland
Alton E. Price

Notary Public
I hereby certify that on the 1st day of October 1981, before me, the undersigned, Lee J. Stebbins and Edna P. Stebbins, his wife, Cecelia J. Rowland, widow, and Agnes Rowland Price and Alton E. Price, her husband, appeared in person and acknowledged to me that they executed the foregoing deed to be the act and deed of the said Lee J. Stebbins and Edna P. Stebbins, his wife, Cecelia J. Rowland, widow, and Agnes Rowland Price and Alton E. Price, her husband, and that they executed the same for the purposes and consideration therein expressed.

Notary Public
I hereby certify that on the 11th day of April 1982, before me, the undersigned, Lee J. Stebbins and Edna P. Stebbins, his wife, Cecelia J. Rowland, widow, and Agnes Rowland Price and Alton E. Price, her husband, appeared in person and acknowledged to me that they executed the foregoing deed to be the act and deed of the said Lee J. Stebbins and Edna P. Stebbins, his wife, Cecelia J. Rowland, widow, and Agnes Rowland Price and Alton E. Price, her husband, and that they executed the same for the purposes and consideration therein expressed.

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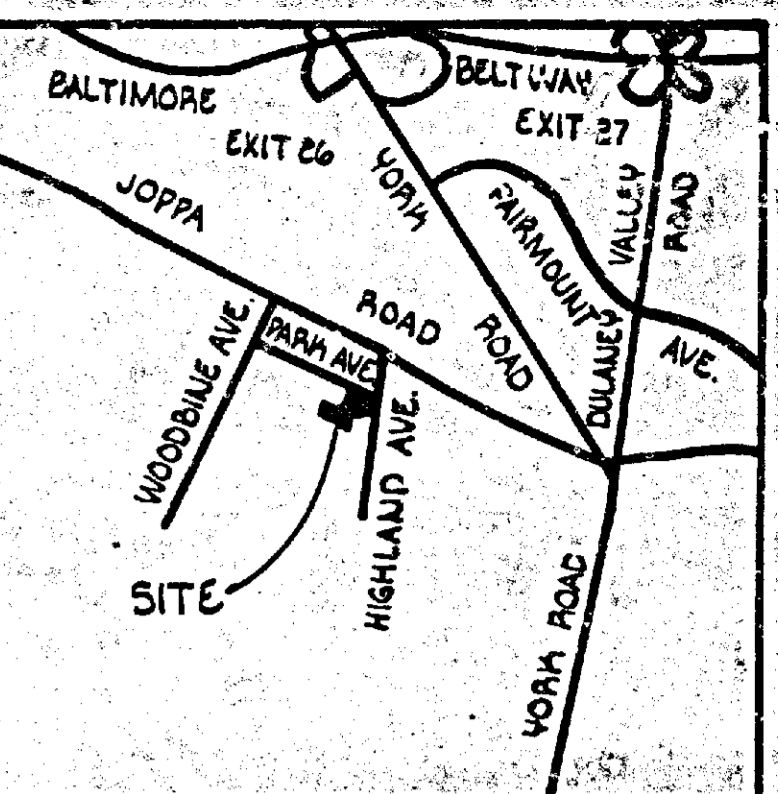
GENERAL NOTES

1. THE STREETS AND ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, & THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS & ASSIGNS.
2. HIGHWAY & HIGHWAY WIDENING, SLOPE EASEMENTS, AND DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD. THE DEVELOPER, ITS SUCCESSORS & ASSIGNS SHALL CONVEY SAID AREAS BY DEED UNTO BALTIMORE COUNTY, MD. AT NO COST.
3. THIS RECORD PLAT MAY NOT BE HONORED BY BALTIMORE COUNTY, MD. AFTER FIVE (5) YEARS FROM THE RECORDING DATE. SEE BALTIMORE COUNTY BILL #61-74 (SECTION 22-34).

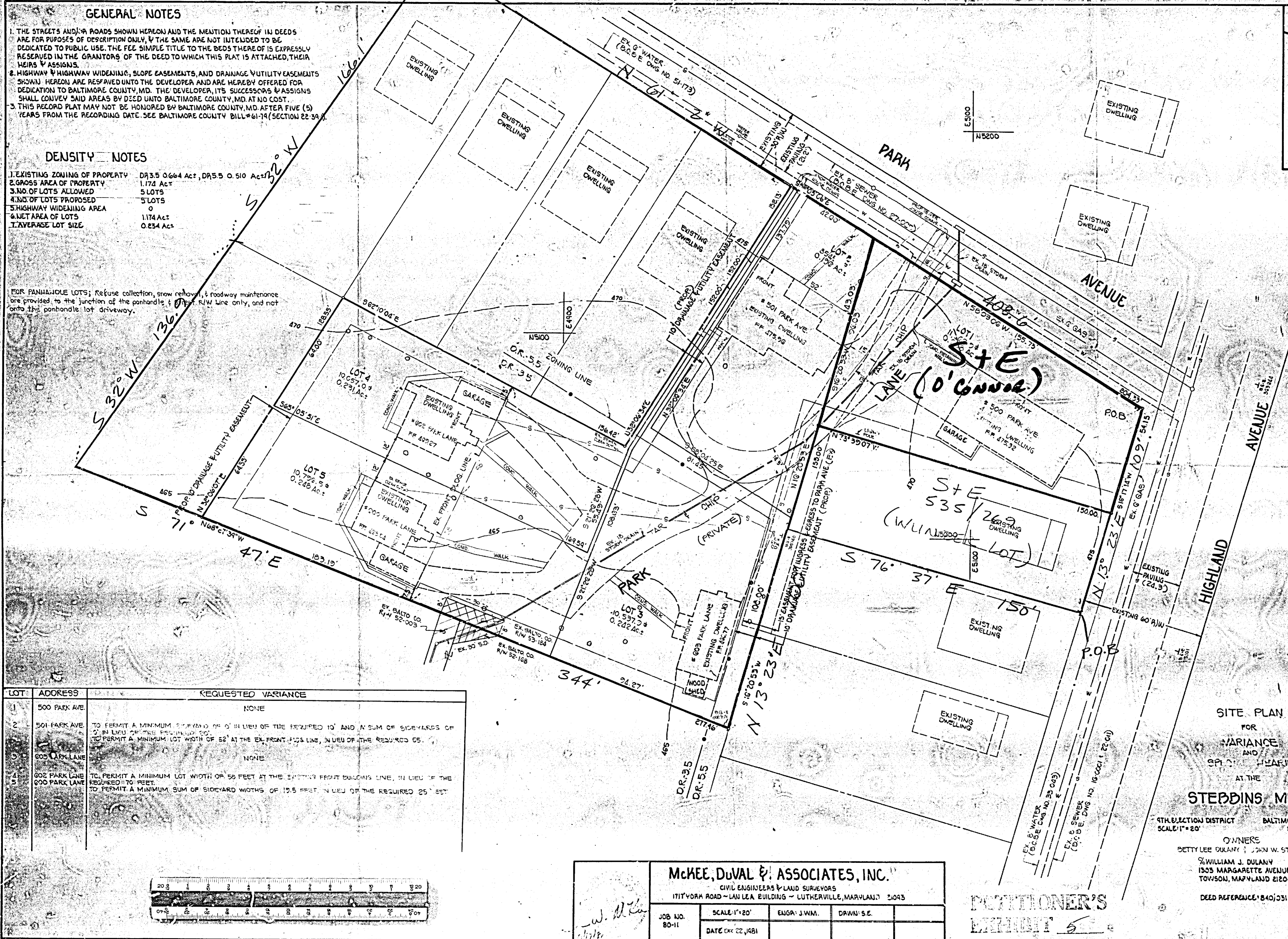
DENSITY NOTES

1. EXISTING ZONING OF PROPERTY DR-3.5 0.664 Ac., DR-5.5 0.510 Ac.
2. GROSS AREA OF PROPERTY 1.174 Ac.
3. NO. OF LOTS ALLOWED 5 LOTS
4. NO. OF LOTS PROPOSED 5 LOTS
5. HIGHWAY WIDENING AREA 0
6. NET AREA OF LOTS 1.174 Ac.
7. AVERAGE LOT SIZE 0.234 Ac.

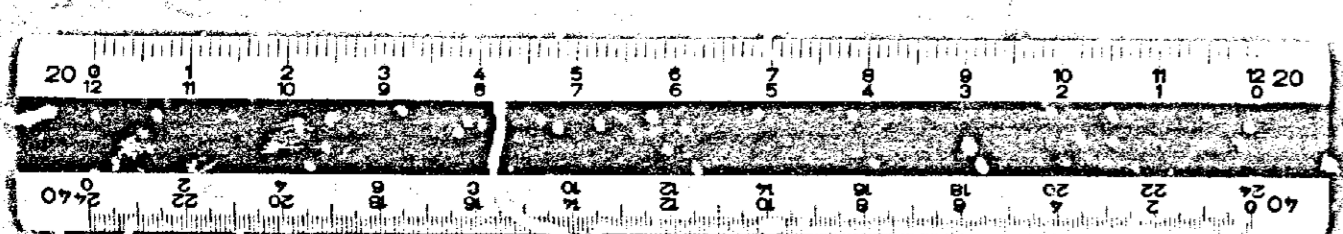
FOR PANHANDLE LOTS: Refuse collection, snow removal, & roadway maintenance are provided to the junction of the panhandle & street R/W line only, and not onto the panhandle lot driveway.



VICINITY MAP
SCALE: 1" = 2000'



LOT	ADDRESS	REQUESTED VARIANCE
1	500 PARK AVE	NONE
2	501 PARK AVE	TO PERMIT A MINIMUM SIDEYARD OF 0' IN LIEU OF THE REQUIRED 10' AND A SUM OF SIDEYARDS OF 0' IN LIEU OF THE REQUIRED 20'
3	603 PARK LANE	TO PERMIT A MINIMUM LOT WIDTH OF 52' AT THE EX. FRONT BLDG. LINE, IN LIEU OF THE REQUIRED 55'
4	602 PARK LANE	NONE
5	600 PARK LANE	TO PERMIT A MINIMUM LOT WIDTH OF 50 FEET AT THE EXISTING FRONT BUILDING LINE, IN LIEU OF THE REQUIRED 70 FEET.
		TO PERMIT A MINIMUM SUM OF SIDEYARD WIDTHS OF 19.5 FEET IN LIEU OF THE REQUIRED 25' SET



588/410
 JAMES J. RESH
 to
 LEE J. STEBBINS
 SITE PLAN
 FOR
 VARIANCE
 AND
 SPECIAL HEARING
 AT THE
 4/14/24
STEBBINS MEWS
 4TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: 1" = 20' DEC. 22, 1981

McKEE, DuVAL & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1717 YORK ROAD - LAN LEA BUILDING - LUTHERVILLE, MARYLAND 21043

JOB NO. 80-11	SCALE: 1" = 20'	ENGR: J.W.M.	DRWN: S.E.
	DATE: DEC 22, 1981		

DEWITTRONER'S
 EXHIBIT 5

OWNERS
 BETTY LEE DULANY & JOHN W. STEBBINS
 %WILLIAM J. DULANY
 1335 MARGARETTE AVENUE
 TOWSON, MARYLAND 21284
 DEED REFERENCE: 840/351

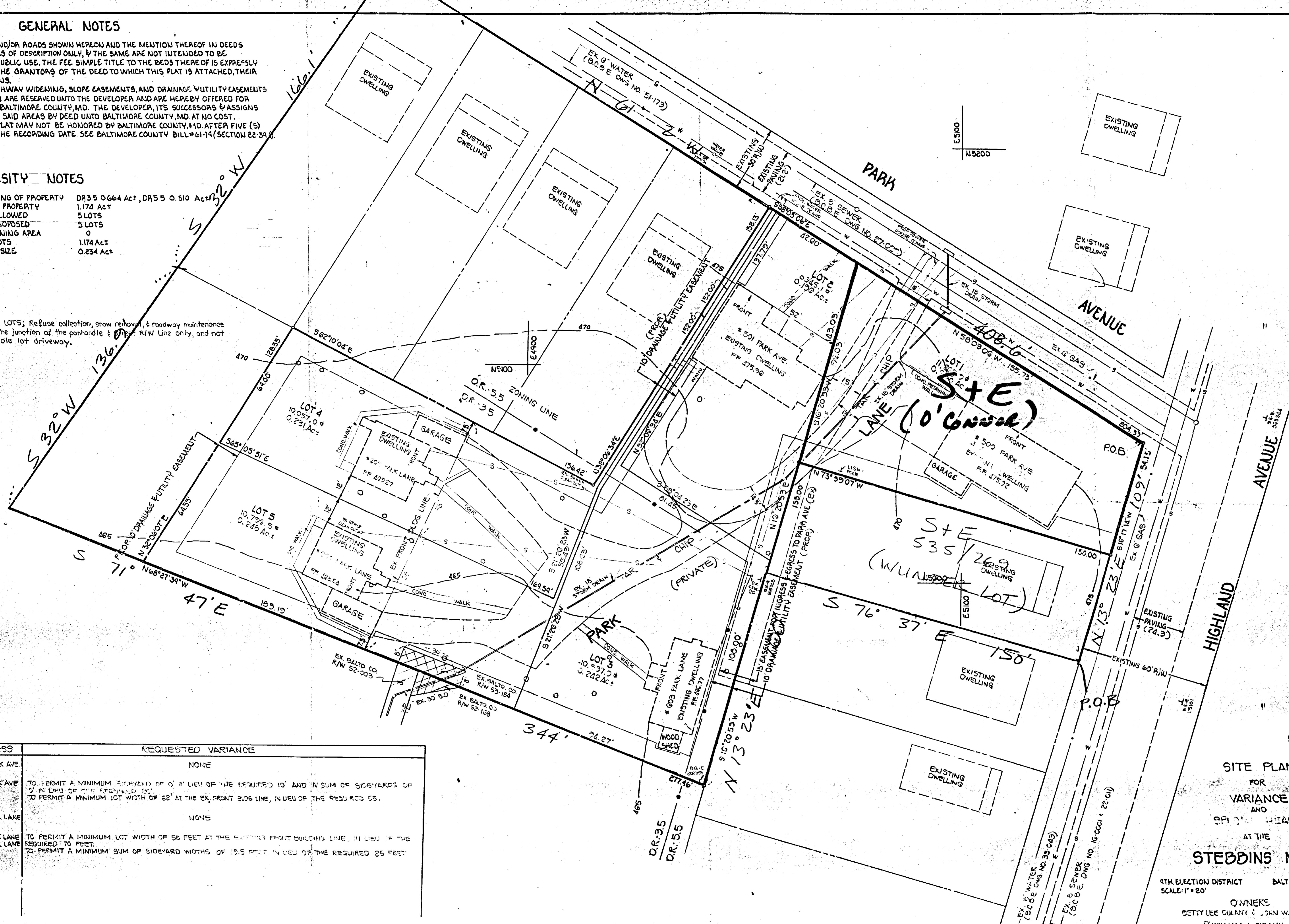
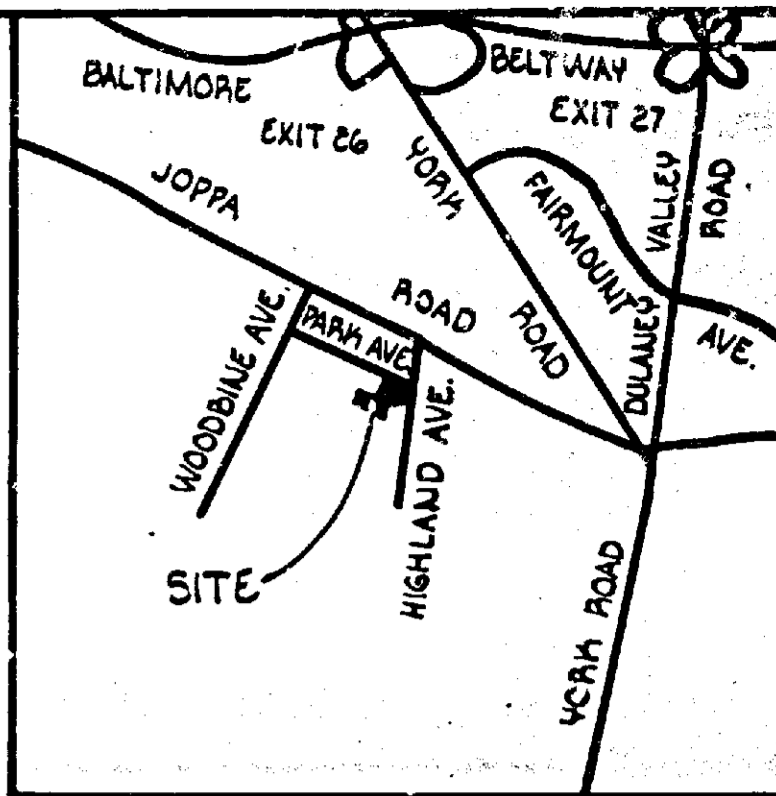
GENERAL NOTES

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2. HIGHWAY & HIGHWAY WIDENING, SLOPE EASEMENTS, AND DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD. THE DEVELOPER, ITS SUCCESSORS & ASSIGNS SHALL CONVEY SAID AREAS BY DEED UNTO BALTIMORE COUNTY, MD. AT NO COST.
3. THIS RECORD PLAT MAY NOT BE HONORED BY BALTIMORE COUNTY, MD. AFTER FIVE (5) YEARS FROM THE RECORDING DATE. SEE BALTIMORE COUNTY BILL #61-74 (SECTION 22-39).

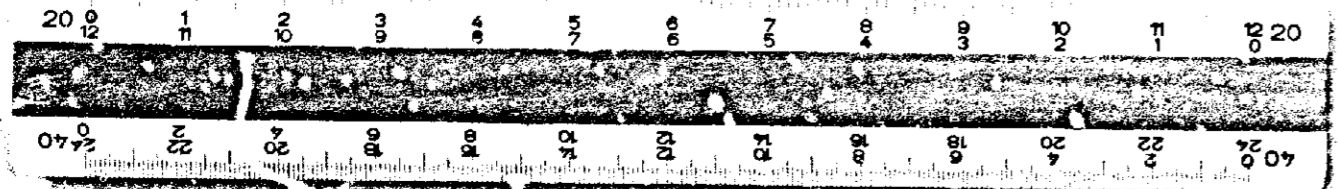
DENSITY NOTES

- | | |
|--------------------------------|------------------------------------|
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| 2. GROSS AREA OF PROPERTY | 1.174 Ac. |
| 3. NO. OF LOTS ALLOWED | 5 LOTS |
| 4. NO. OF LOTS PROPOSED | 5 LOTS |
| 5. HIGHWAY WIDENING AREA | 0 |
| 6. NET AREA OF LOTS | 1.174 Ac. |
| 7. AVERAGE LOT SIZE | 0.234 Ac. |

FOR PANHANDLE LOTS; Refuse collection, snow removal, & roadway maintenance are provided to the junction of the panhandle & street R/W line only, and not onto the panhandle lot driveway.



LOT	ADDRESS	REQUESTED VARIANCE
1	500 PARK AVE.	NONE
2	501 PARK AVE.	TO PERMIT A MINIMUM SIDEYARD OF 0' IN LIEU OF THE REQUIRED 10' AND A SUM OF SIDEYARDS OF 2' IN LIEU OF THE REQUIRED 20'. TO PERMIT A MINIMUM LOT WIDTH OF 52' AT THE EX. FRONT BLDG. LINE, IN LIEU OF THE REQUIRED 55'.
3	603 PARK LANE	NONE
4	602 PARK LANE	TO PERMIT A MINIMUM LOT WIDTH OF 56 FEET AT THE EXISTING FRONT BUILDING LINE, IN LIEU OF THE REQUIRED 70 FEET.
5	600 PARK LANE	TO PERMIT A MINIMUM SUM OF SIDEYARD WIDTHS OF 19.5 FEET IN LIEU OF THE REQUIRED 25 FEET.



588/410

JAMES J. RESH
to
LEE J. STEBBINS

SITE PLAN
FOR
VARIANCE
AND
SPLITTING
AT THE

4/14/24
STEBBINS MEWS

9TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 20' DEC. 22, 1981

OWNERS
BETTY LEE CURAN & JOHN W. STEBBINS
% WILLIAM J. DULANY
1303 MARGARETTE AVENUE
TOWSON, MARYLAND 21284

DEED REFERENCE: 840/031

McKEE, DuVAL & ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
1717 YORK ROAD - LAN LEA BUILDING - LUTHERVILLE, MARYLAND 21093

JOB NO. 80-11	SCALE: 1" = 20'	ENGR: J.W.M.	DAWN: S.E.
	DATE: DEC. 22, 1981		

PLATTONER'S
EXHIBIT 5

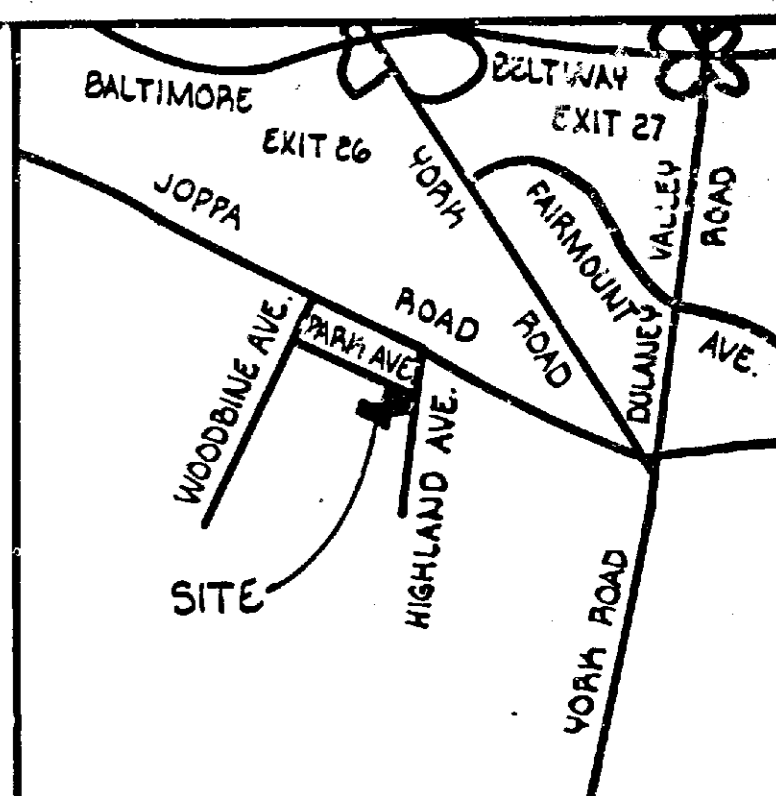
GENERAL NOTES

1. THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, & THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS & ASSIGNS.
2. HIGHWAY & HIGHWAY WIDENING, SLOPE EASEMENTS, AND DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD. THE DEVELOPER, ITS SUCCESSORS & ASSIGNS SHALL CONVEY SAID AREAS BY DEED UNTO BALTIMORE COUNTY, MD. AT NO COST.
3. THIS RECORD PLAT MAY NOT BE HONORED BY BALTIMORE COUNTY, MD. AFTER FIVE (5) YEARS FROM THE RECORDING DATE. SEE BALTIMORE COUNTY BILL 61-74 (SECTION 22-39-1).

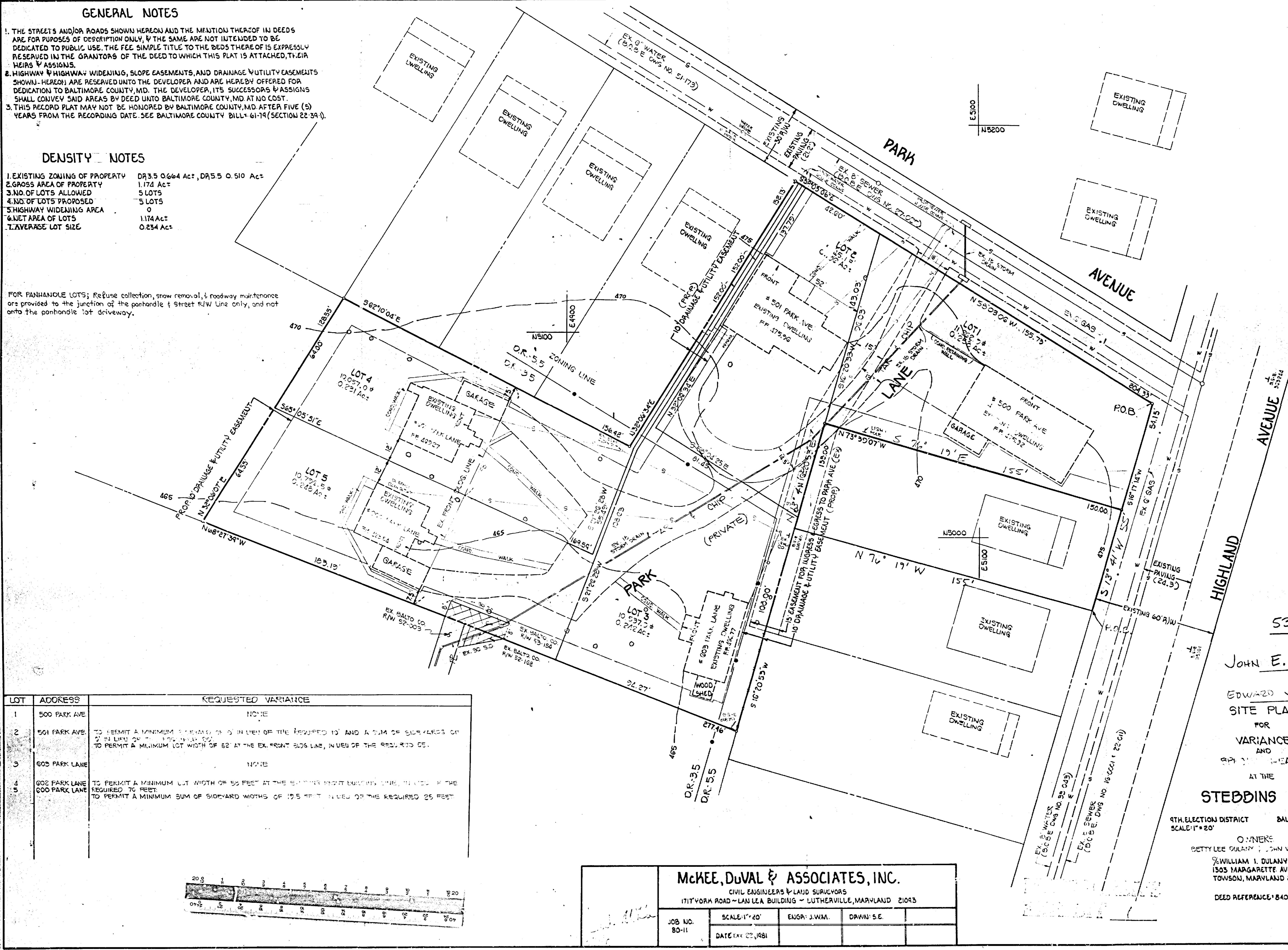
DENSITY NOTES

- | | |
|--------------------------------|---------------------------------------|
| 1. EXISTING ZONING OF PROPERTY | DR-3.5 O.G. 64 Act, DR-5.5 O. 510 Act |
| 2. GROSS AREA OF PROPERTY | 1.174 Ac± |
| 3. NO. OF LOTS ALLOWED | 5 LOTS |
| 4. NO. OF LOTS PROPOSED | 5 LOTS |
| 5. HIGHWAY WIDENING AREA | 0 |
| 6. NET AREA OF LOTS | 1.174 Ac± |
| 7. AVERAGE LOT SIZE | 0.234 Ac± |

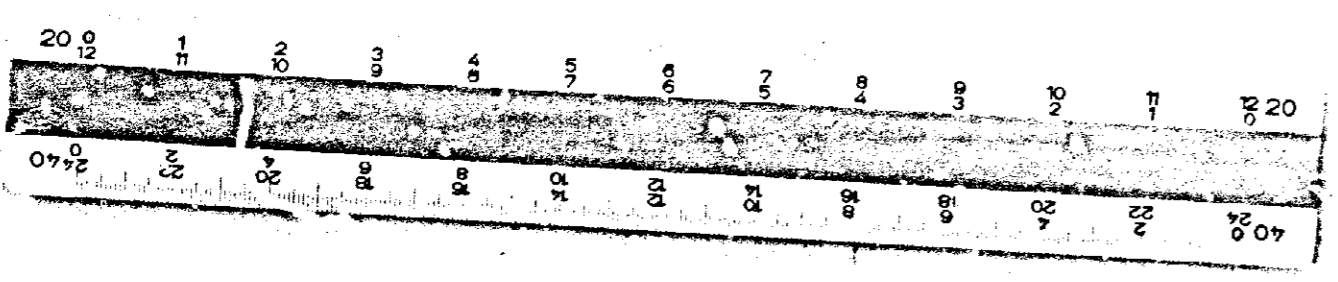
FOR PANHANDLE LOTS; Refuse collection, snow removal, & roadway maintenance are provided to the junction of the panhandle & Street R/W Line only, and not onto the panhandle lot driveway.



VICINITY MAP
SCALE: 1" = 2000'



LOT	ADDRESS	REQUESTED VARIANCE
1	500 PARK AVE	NONE
2	501 PARK AVE	TO PERMIT A MINIMUM SIDEYARD OF 5' IN LIEU OF THE REQUIRED 10' AND A SUM OF SIDEYARDS OF 0' IN LIEU OF THE REQUIRED 100'. TO PERMIT A MINIMUM LOT WIDTH OF 52' AT THE EX. FRONT BLOS LINE, IN LIEU OF THE REQUIRED 65'.
3	603 PARK LANE	NONE
4	602 PARK LANE	TO PERMIT A MINIMUM LOT WIDTH OF 52 FEET AT THE EX. FRONT BUILDING LINE, IN LIEU OF THE REQUIRED 70 FEET.
5	600 PARK LANE	TO PERMIT A MINIMUM SUM OF SIDEYARD WIDTHS OF 19.5 FEET IN LIEU OF THE REQUIRED 25 FEET.



535/269

JOHN E. O'CONNOR, et al
to
EDWARD J. WUNDER, et al
SITE PLAN
FOR
12/21/20
VARIANCE
AND
RE-PLANNING
AT THE

STEBBINS MEWS

9TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1" = 20' DEC 22, 1981

OWNER
BETTY LEE DULANY & JOHN W. STEBBINS
% WILLIAM I. DULANY
1503 MARGARETTE AVENUE
TOWSON, MARYLAND 21284

DEED REFERENCE: 840/051

McKEE, DuVAL & ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
1717 YORK ROAD - LAN LEA BUILDING - LUTHERVILLE, MARYLAND 21093

JOB NO. 80-11	SCALE: 1" = 20'	ENGR: J.W.M.	DRWN: S.E.
	DATE: DEC 22, 1981		

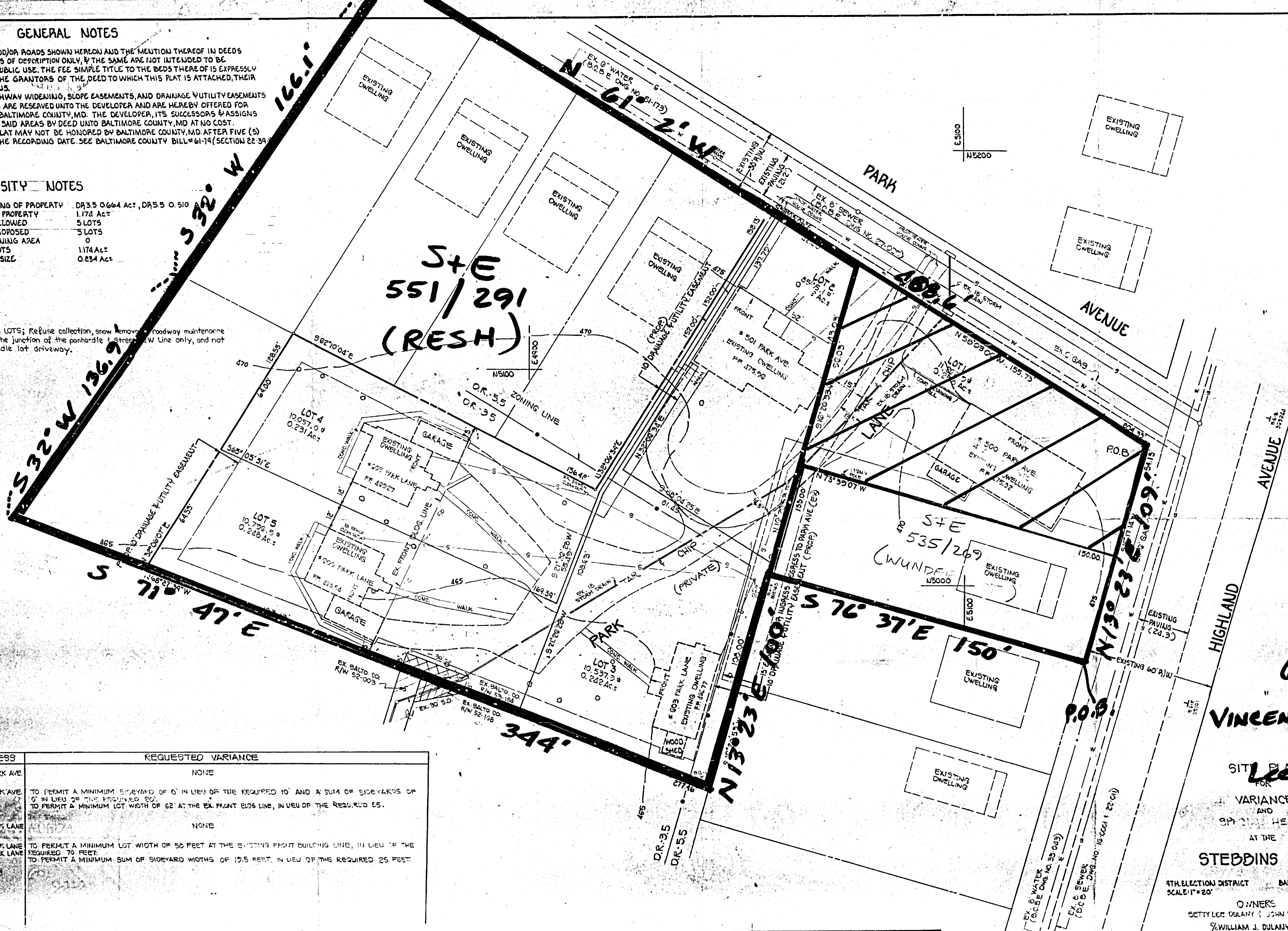
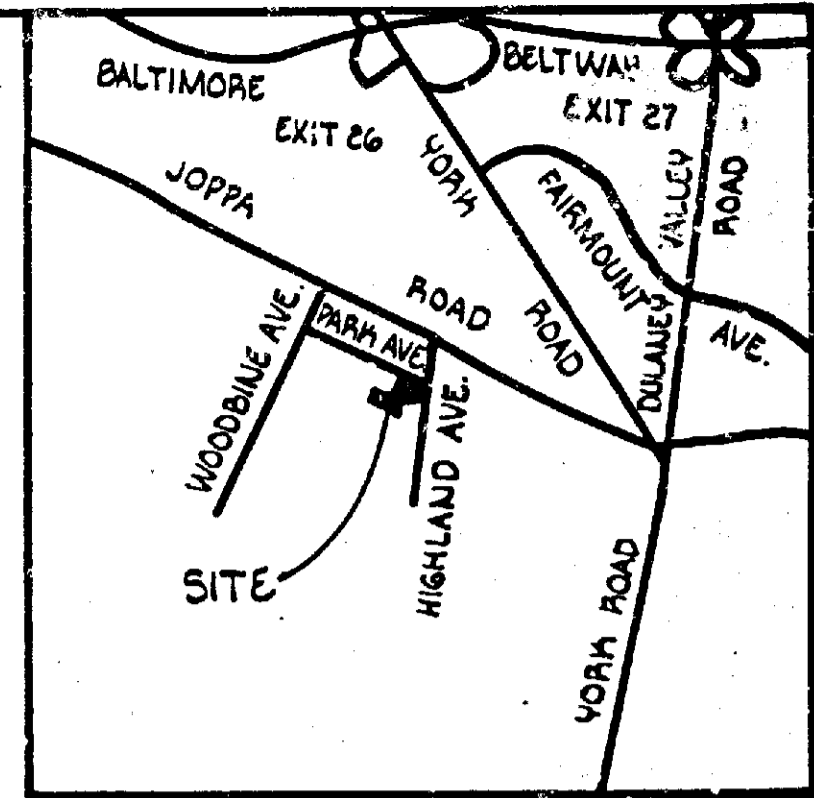
GENERAL NOTES

1. THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, & THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS & ASSIGNS.
2. HIGHWAY & HIGHWAY WIDENING, SLOPE EASEMENTS, AND DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD. THE DEVELOPER, ITS SUCCESSORS & ASSIGNS SHALL CONVEY SAID AREAS BY DEED UNTO BALTIMORE COUNTY, MD. AT NO COST.
3. THIS RECORD PLAT MAY NOT BE HONORED BY BALTIMORE COUNTY, MD. AFTER FIVE (5) YEARS FROM THE RECORDING DATE. SEE BALTIMORE COUNTY BILL # 61-74 (SECTION 22-39).

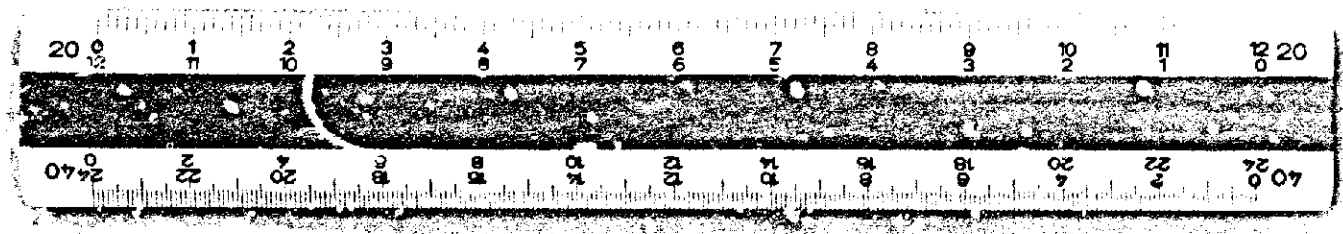
DENSITY NOTES

1. EXISTING ZONING OF PROPERTY DR-3.5 0.664 Ac., DR-5.5 0.510
2. GROSS AREA OF PROPERTY 1.174 Ac.
3. NO. OF LOTS ALLOWED 5 LOTS
4. NO. OF LOTS PROPOSED 5 LOTS
5. HIGHWAY WIDENING AREA 0
6. NET AREA OF LOTS 1.174 Ac.
7. AVERAGE LOT SIZE 0.234 Ac.

FOR PANHANDLE LOTS; Refuse collection, snow removal, roadway maintenance are provided to the junction of the panhandle & Street W Line only, and not onto the panhandle lot driveway.



LOT	ADDRESS	REQUESTED VARIANCE
1	500 PARK AVE.	NONE
2	501 PARK AVE.	TO PERMIT A MINIMUM SIDEYARD OF 0' IN LIEU OF THE REQUIRED 10' AND A SUM OF SIDEYARDS OF 0' IN LIEU OF THE REQUIRED 20'. TO PERMIT A MINIMUM LOT WIDTH OF 52' AT THE EX. FRONT BLDG LINE, IN LIEU OF THE REQUIRED 65'.
3	603 PARK LANE	NONE
4	602 PARK LANE	TO PERMIT A MINIMUM LOT WIDTH OF 50 FEET AT THE EXISTING FRONT BUILDING LINE, IN LIEU OF THE REQUIRED 70 FEET.
5	600 PARK LANE	TO PERMIT A MINIMUM SUM OF SIDEYARD WIDTHS OF 19.5 FEET, IN LIEU OF THE REQUIRED 25 FEET.



McKEE, DuVAL & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 117 YORK ROAD ~ LAN LEA BUILDING ~ LUTHERVILLE, MARYLAND 21093

JOB NO. 80-11
 SCALE: 1" = 20'
 DATE: DEC 22, 1981
 ENGR: J.W.M.
 DRAWN: S.E.

PETITIONER'S EXHIBIT 7

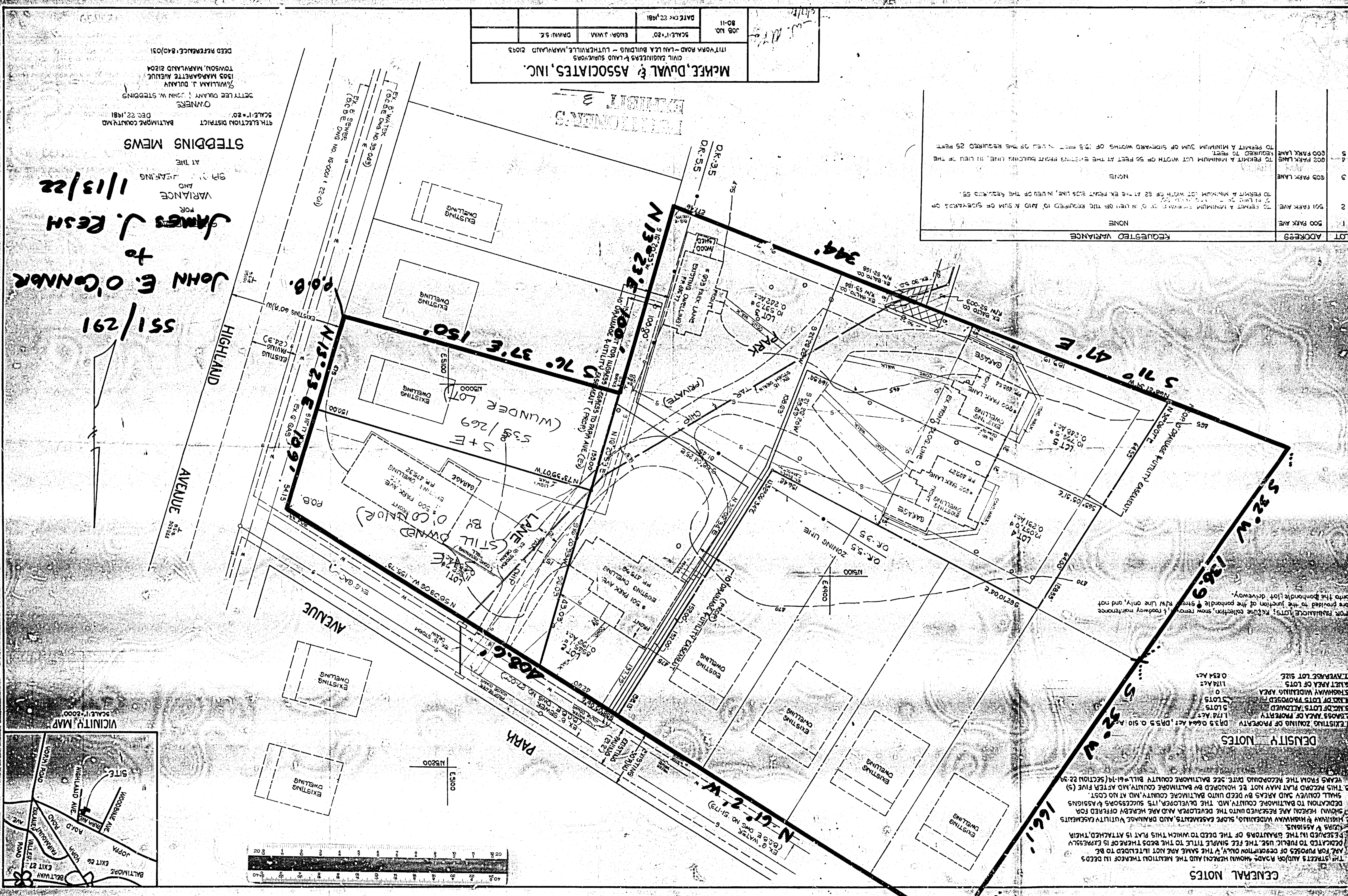
605/45
VINCENT L. O'CONNOR, Esq.
to
Lee J. STEBBINS
 CITY PLAN FOR
 VARIANCE AND
 SPECIAL HEARING **10/14/24**
 AT THE
STEBBINS MEWS
 9TH ELECTION DISTRICT BALTIMORE COUNTY, MD
 SCALE: 1" = 20' DEC 22, 1981
 OWNERS
 BETTY LEE DULANY & JOHN W. STEBBINS
 % WILLIAM J. DULANY
 1503 MARGARETTE AVENUE
 TOWSON, MARYLAND 21284
 DEED REFERENCE: 840/031

LOT	ADDRESSES	REQUESTED VARIANCE
1	500 PARK AVE	NONE
2	501 PARK AVE	TO PERMIT A MINIMUM FRONT SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 15 FEET AND A SUM OF SIDEYARDS OF 20 FEET IN LIEU OF THE REQUIRED 25 FEET.
3	503 PARK LANE	NONE
4	502 PARK LANE	TO PERMIT A MINIMUM LOT WIDTH OF 50 FEET AT THE EXISTING FRONT BUILDING LINE, IN LIEU OF THE REQUIRED 70 FEET.
5	500 PARK LANE	TO PERMIT A MINIMUM SUM OF SIDEYARD WIDTHS OF 10 FEET IN LIEU OF THE REQUIRED 25 FEET.

McKEE, DUAL & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1117 YORK ROAD - LAN LA BUILDING - LUTHERVILLE, MARYLAND 21093
 SCALE: 1"=20'
 ENGR: J.W.M. DRWN: S.C.
 DATE: 02/22/1981
 JOB NO. 80-11

OWNERS
 STEBBINS MUEHS
 1305 MARGARETTE AVENUE
 TOWSON, MARYLAND 21284
 DEED REFERENCE: 840/031
 SCALE: 1"=20'
 9TH ELECTION DISTRICT
 BALTIMORE COUNTY, MD
 DEC. 22, 1981

VARIANCE FOR
James J. Resh
 to
John E. O'Connor
 551/291
 1/13/22



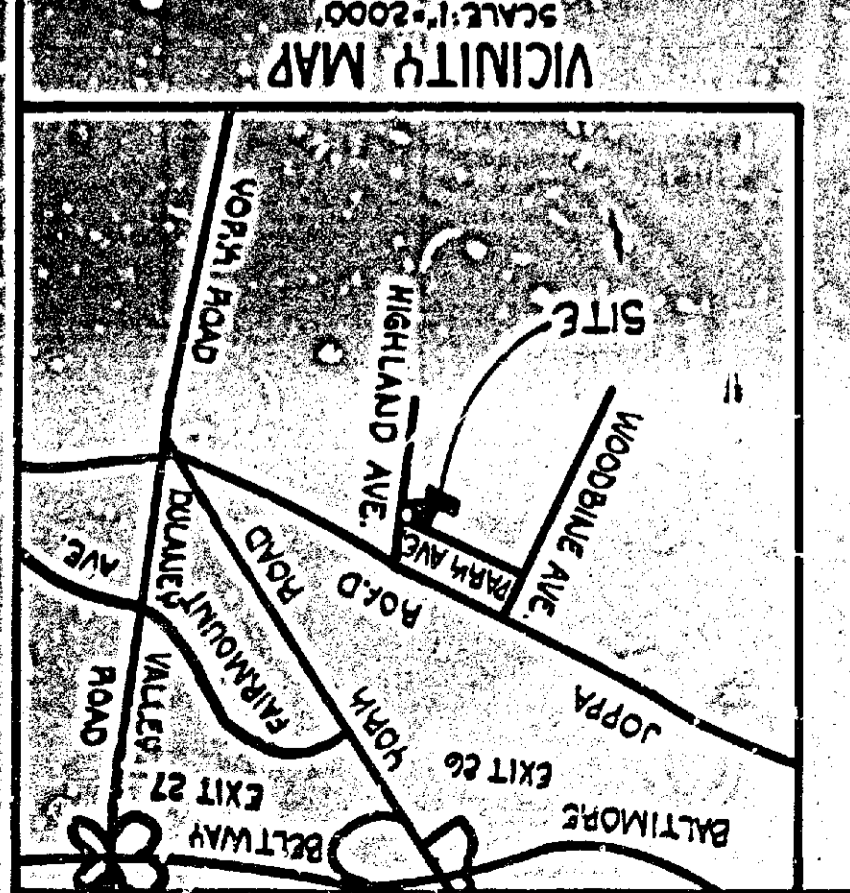
GENERAL NOTES

1. THE STREETS AND/OR MAPS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF IDENTIFICATION ONLY. IF THE SAME ARE NOT RETURNED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAN IS ATTACHED. THEIR TERMS & ASSIGNS.
2. HIGHWAY & HIGHWAY WIDENING, SORE EASEMENTS, AND DRAINAGE UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DECEDITION TO BALTIMORE COUNTY, MD. THE DEVELOPER, ITS SUCCESSORS & ASSIGNS SHALL CONVEY SAID AREAS BY DEED UNTO BALTIMORE COUNTY, MD AT NO COST.
3. THIS RECORD PLAN MAY NOT BE HONORED BY BALTIMORE COUNTY, MD AFTER FIVE (5) YEARS FROM THE RECORDING DATE. SEE BALTIMORE COUNTY BILL-61-19 (SECTION 22-39).

DENSITY NOTES

EXISTING ZONING OF PROPERTY: DR-35 0.664 AC.; DR-55 0.510 AC.
 REMOVED AREA OF PROPERTY: 1.774 AC.
 5 LOTS
 3 LOTS
 2 LOTS
 1 LOTS
 0
 1174 AC.
 6.174 AC.
 0.234 AC.

EXISTING ZONING OF PROPERTY: DR-35 0.664 AC.; DR-55 0.510 AC.
 REMOVED AREA OF PROPERTY: 1.774 AC.
 5 LOTS
 3 LOTS
 2 LOTS
 1 LOTS
 0
 1174 AC.
 6.174 AC.
 0.234 AC.



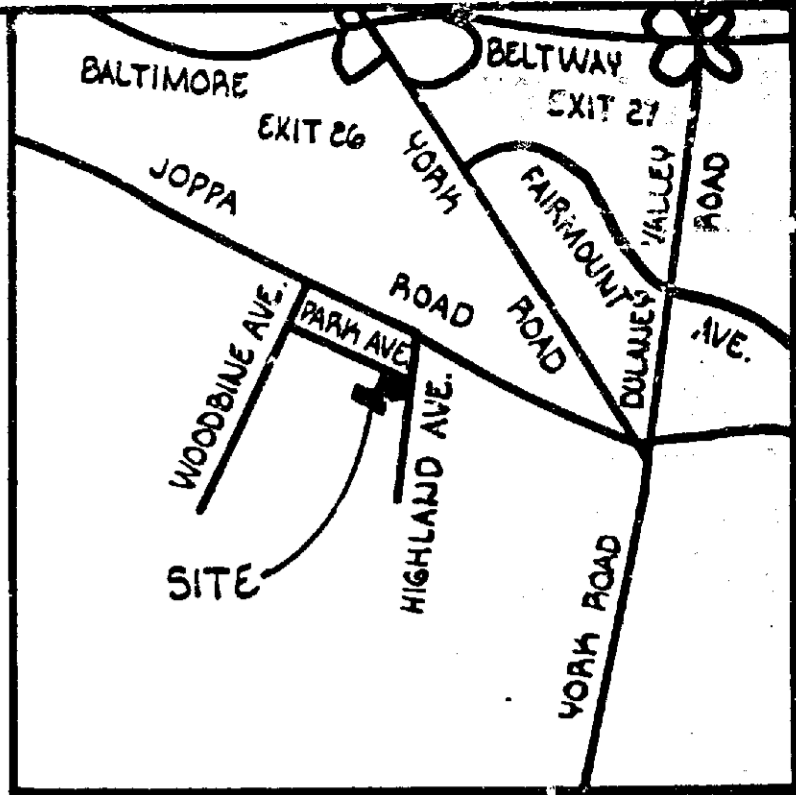
GENERAL NOTES

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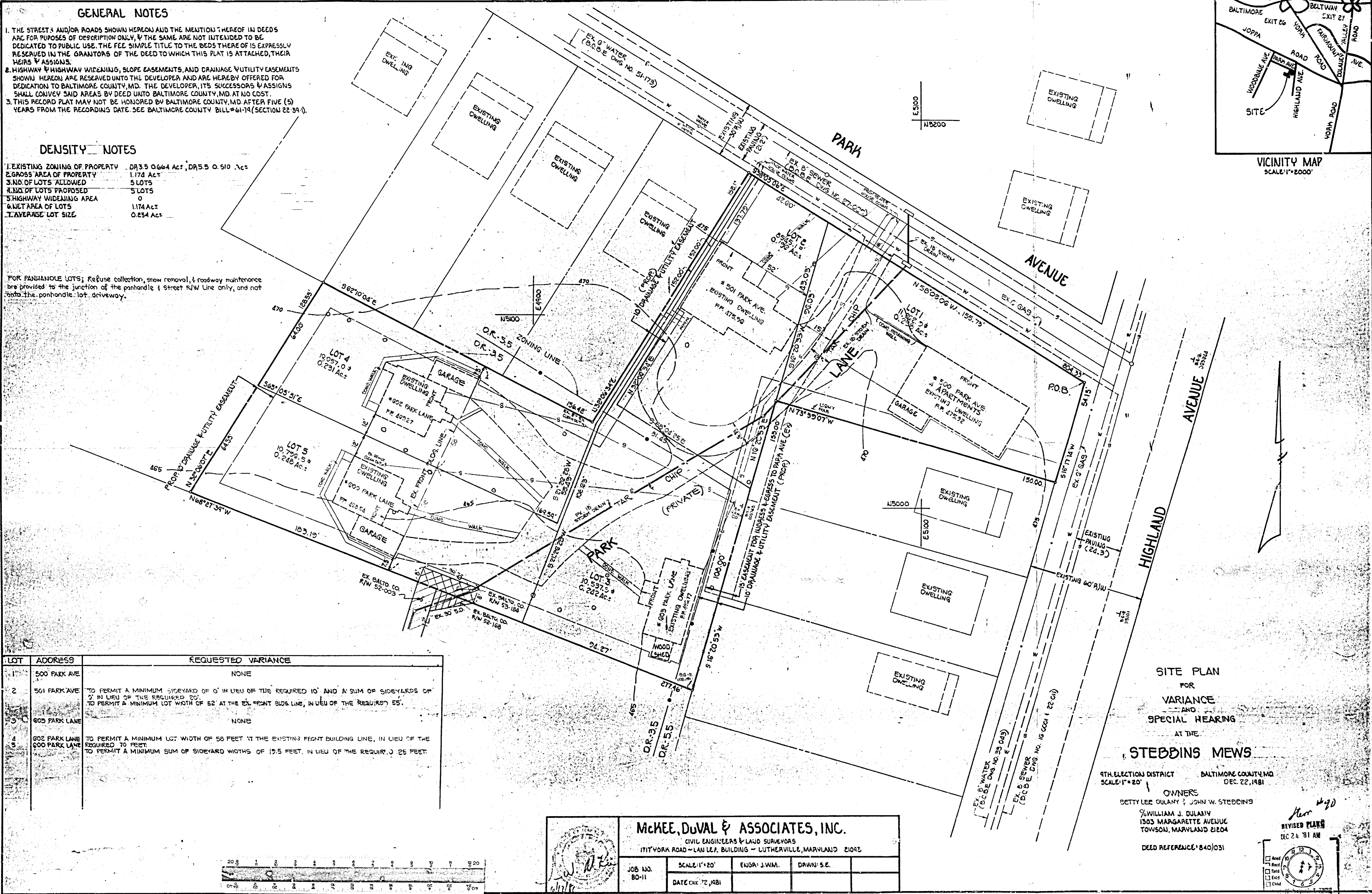
DENSITY NOTES

1. EXISTING ZONING OF PROPERTY DR-3.5 0.664 Ac., DR-5.5 0.510 Ac.
2. GROSS AREA OF PROPERTY 1.174 Ac.
3. NO. OF LOTS ALLOWED 5 LOTS
4. NO. OF LOTS PROPOSED 5 LOTS
5. HIGHWAY WIDENING AREA 0
6. NET AREA OF LOTS 1.174 Ac.
7. AVERAGE LOT SIZE 0.234 Ac.

FOR PANHANDLE LOTS; Refuse collection, snow removal, & roadway maintenance are provided to the junction of the panhandle & Street R/W Line only, and not into the panhandle lot driveway.



VICINITY MAP
SCALE: 1" = 2000'



LOT	ADDRESS	REQUESTED VARIANCE
1	500 PARK AVE.	NONE
2	501 PARK AVE.	TO PERMIT A MINIMUM SIDEYARD OF 0' IN LIEU OF THE REQUIRED 10' AND A SUM OF SIDEYARDS OF 0' IN LIEU OF THE REQUIRED 20'. TO PERMIT A MINIMUM LOT WIDTH OF 52' AT THE EX. FRONT SIDE LINE, IN LIEU OF THE REQUIRED 55'.
3	600 PARK LANE	NONE
4	602 PARK LANE 600 PARK LANE	TO PERMIT A MINIMUM LOT WIDTH OF 58 FEET AT THE EXISTING FRONT BUILDING LINE, IN LIEU OF THE REQUIRED 70 FEET. TO PERMIT A MINIMUM SUM OF SIDEYARD WIDTHS OF 19.5 FEET, IN LIEU OF THE REQUIRED 25 FEET.

SITE PLAN
FOR
VARIANCE
AND
SPECIAL HEARING
AT THE
STEBBINS MEWS

4TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 20' DEC. 22, 1981

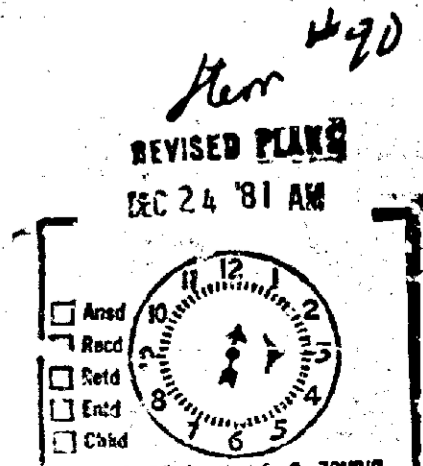
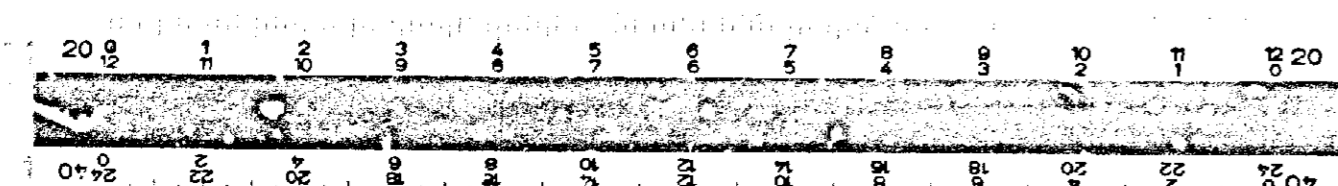
OWNERS
BETTY LEE DULANY & JOHN W. STEBBINS
%WILLIAM J. DULANY
1303 MARGARETTE AVENUE
TOWSON, MARYLAND 21284

DEED REFERENCE: 8401031

McKEE, DuVAL & ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
1717 YORK ROAD - LAN LIA. BUILDING - LUTHERVILLE, MARYLAND 21043

JOB NO. 80-11	SCALE: 1" = 20'	ENGR: J.W.M.	DRWN: S.E.
	DATE: DEC. 22, 1981		

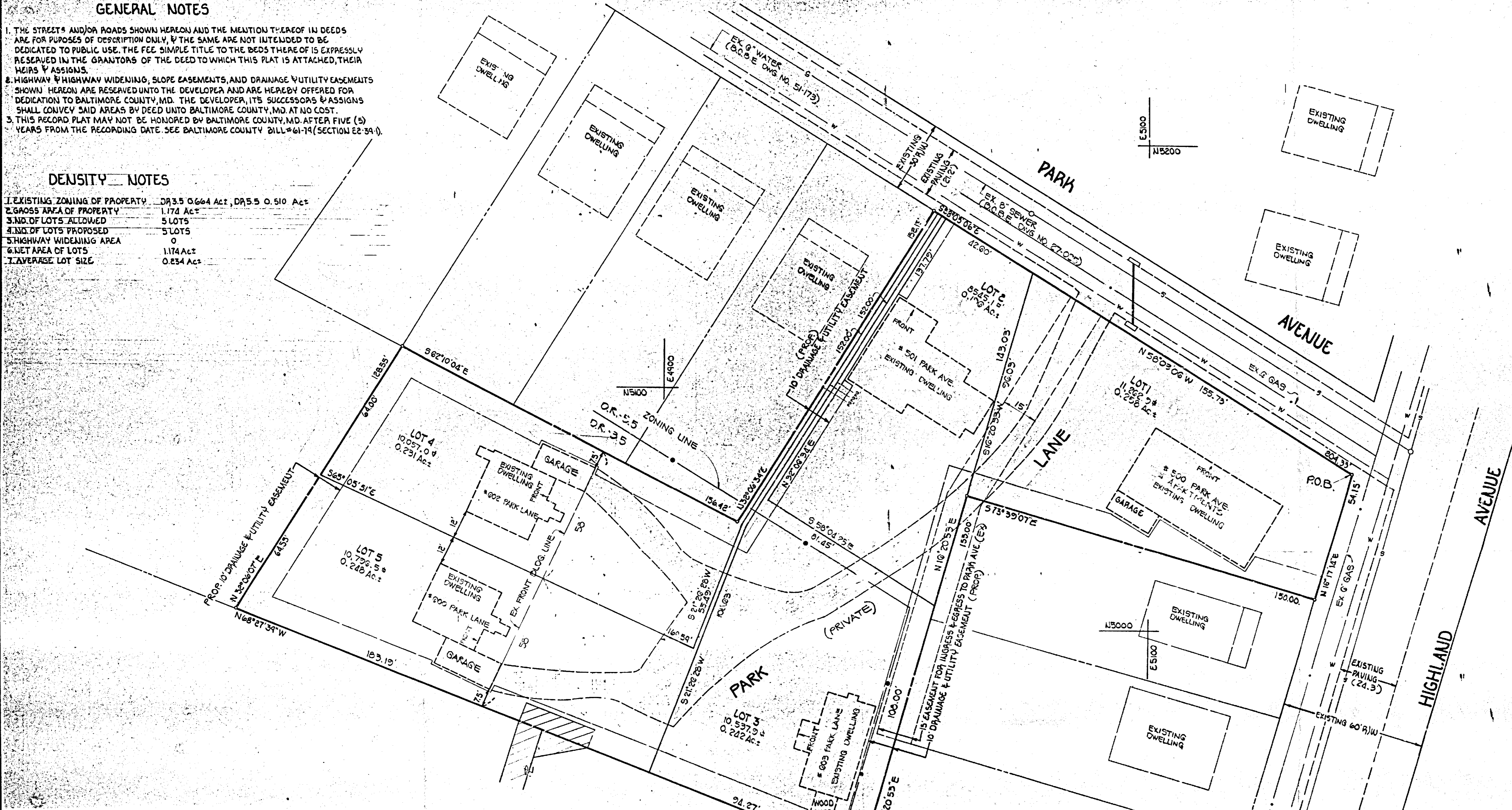
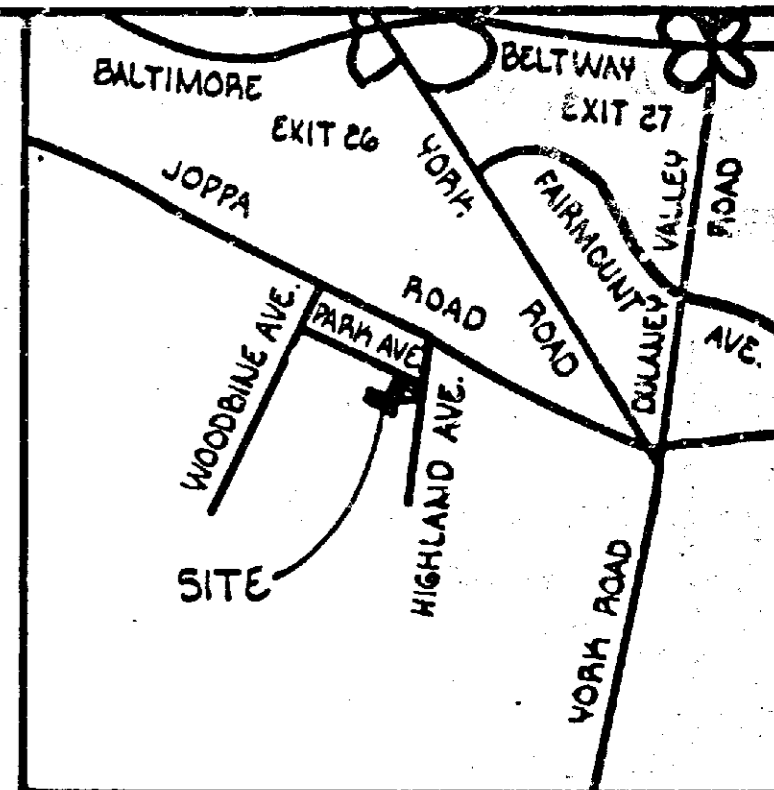


GENERAL NOTES

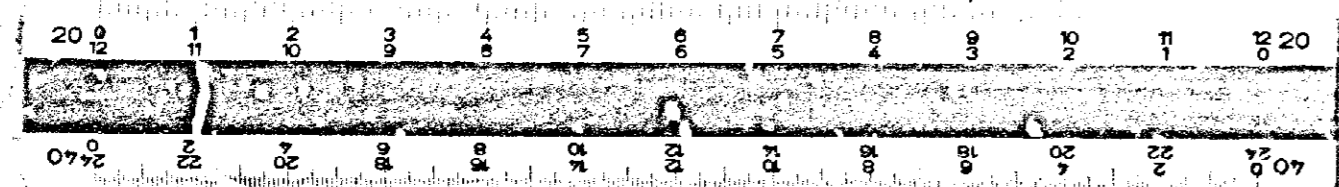
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2. HIGHWAY & HIGHWAY WIDENING, SLOPE EASEMENTS, AND DRAINAGE UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD. THE DEVELOPER, ITS SUCCESSORS & ASSIGNS SHALL CONVEY SAID AREAS BY DEED UNTO BALTIMORE COUNTY, MD. AT NO COST.
3. THIS RECORD PLAT MAY NOT BE HONORED BY BALTIMORE COUNTY, MD. AFTER FIVE (5) YEARS FROM THE RECORDING DATE. SEE BALTIMORE COUNTY BILL #61-19 (SECTION E2-39-1).

DENSITY NOTES

1. EXISTING ZONING OF PROPERTY DR-3.5 OR DR-5.5
2. GROSS AREA OF PROPERTY 1.174 Ac±
3. NO. OF LOTS ALLOWED 5 LOTS
4. NO. OF LOTS PROPOSED 5 LOTS
5. HIGHWAY WIDENING AREA 0
6. NET AREA OF LOTS 1.174 Ac±
7. AVERAGE LOT SIZE 0.234 Ac±



LOT	ADDRESS	REQUESTED VARIANCE
1	500 PARK AVE.	NONE
2	501 PARK AVE.	TO PERMIT A MINIMUM WIDTH OF INDIVIDUAL SIDEYARD OF 0' & 0', IN LIEU OF THE REQUIRED 6' FEET; TO PERMIT A MINIMUM SUM OF SIDEYARD WIDTHS OF 0' IN LIEU OF THE REQUIRED 20'.
3	603 PARK LANE	NONE
4	602 PARK LANE	TO PERMIT A MINIMUM LOT WIDTH OF 58 FEET AT THE EXISTING FRONT BUILDING LINE, IN LIEU OF THE REQUIRED 70 FEET; TO PERMIT A MINIMUM WIDTH OF INDIVIDUAL SIDEYARD OF 7.5 FEET, IN LIEU OF THE REQUIRED 10 FEET; TO PERMIT A MINIMUM SUM OF SIDEYARD WIDTHS OF 13.5 FEET, IN LIEU OF THE REQUIRED 25 FEET.
5	600 PARK LANE	TO PERMIT A MINIMUM LOT WIDTH OF 58 FEET AT THE EXISTING FRONT BUILDING LINE IN LIEU OF THE REQUIRED 70 FEET; TO PERMIT A MINIMUM WIDTH OF INDIVIDUAL SIDEYARD OF 7.5 FEET, IN LIEU OF THE REQUIRED 10 FEET; TO PERMIT A MINIMUM SUM OF SIDEYARD WIDTHS OF 13.5 FEET, IN LIEU OF THE REQUIRED 25 FEET.



REVISED
PLAT TO ACCOMPANY
PETITION FOR VARIANCE TO ZONING
OF THE

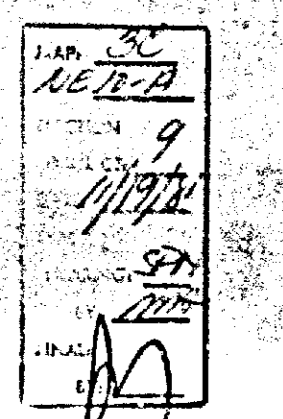
DULANY MEWS

9TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1"=20' MAY 14, 1981
REVISED SEPT. 27, 1981

OWNERS
BETTY LEE DULANY JOHN W. STEEDINS

% WILLIAM J. DULANY
1303 MARGARETTE AVENUE
TOWSON, MARYLAND 21284

DEED REFERENCE 840/031



old plat
J. Tom 1980

McKEE, DuVAL & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1717 YORK ROAD - LAN LEA BUILDING - LUTHERVILLE, MARYLAND 21093

JOB NO. 80-11	SCALE: 1"=20'	ENGR: J.W.M.	DAWN: S.E.
	DATE: MAY 14, 1981		

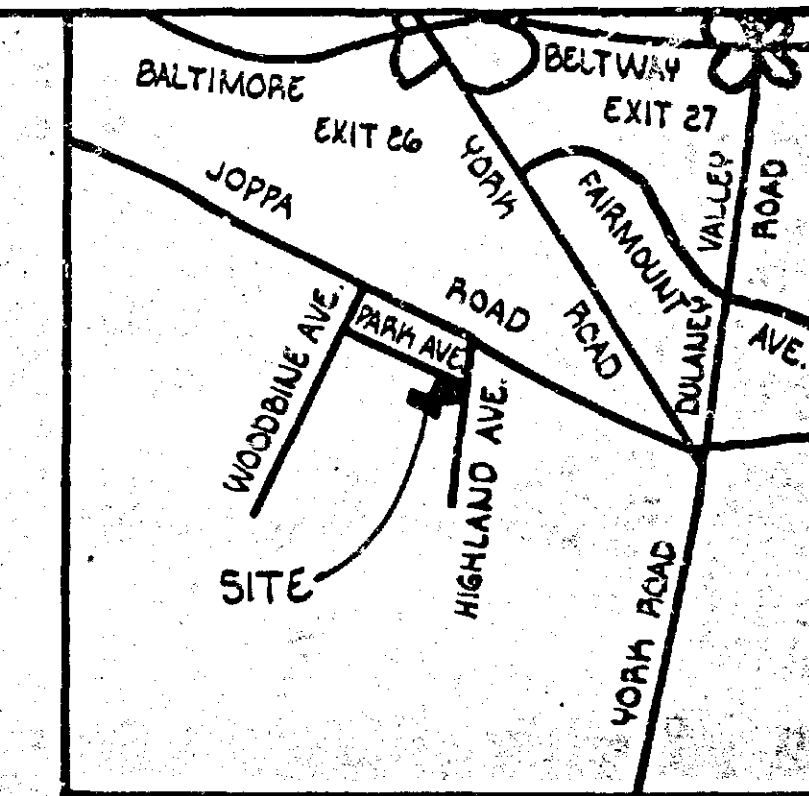
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2. HIGHWAY & HIGHWAY WIDENING, SLOPE EASEMENTS, AND DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD. THE DEVELOPER, ITS SUCCESSORS & ASSIGNS SHALL CONVEY SAID AREAS BY DEED UNTO BALTIMORE COUNTY, MD. AT NO COST.
3. THIS RECORD PLAT MAY NOT BE HONORED BY BALTIMORE COUNTY, MD. AFTER FIVE (5) YEARS FROM THE RECORDING DATE. SEE BALTIMORE COUNTY BILL #61-74 (SECTION 22-34).

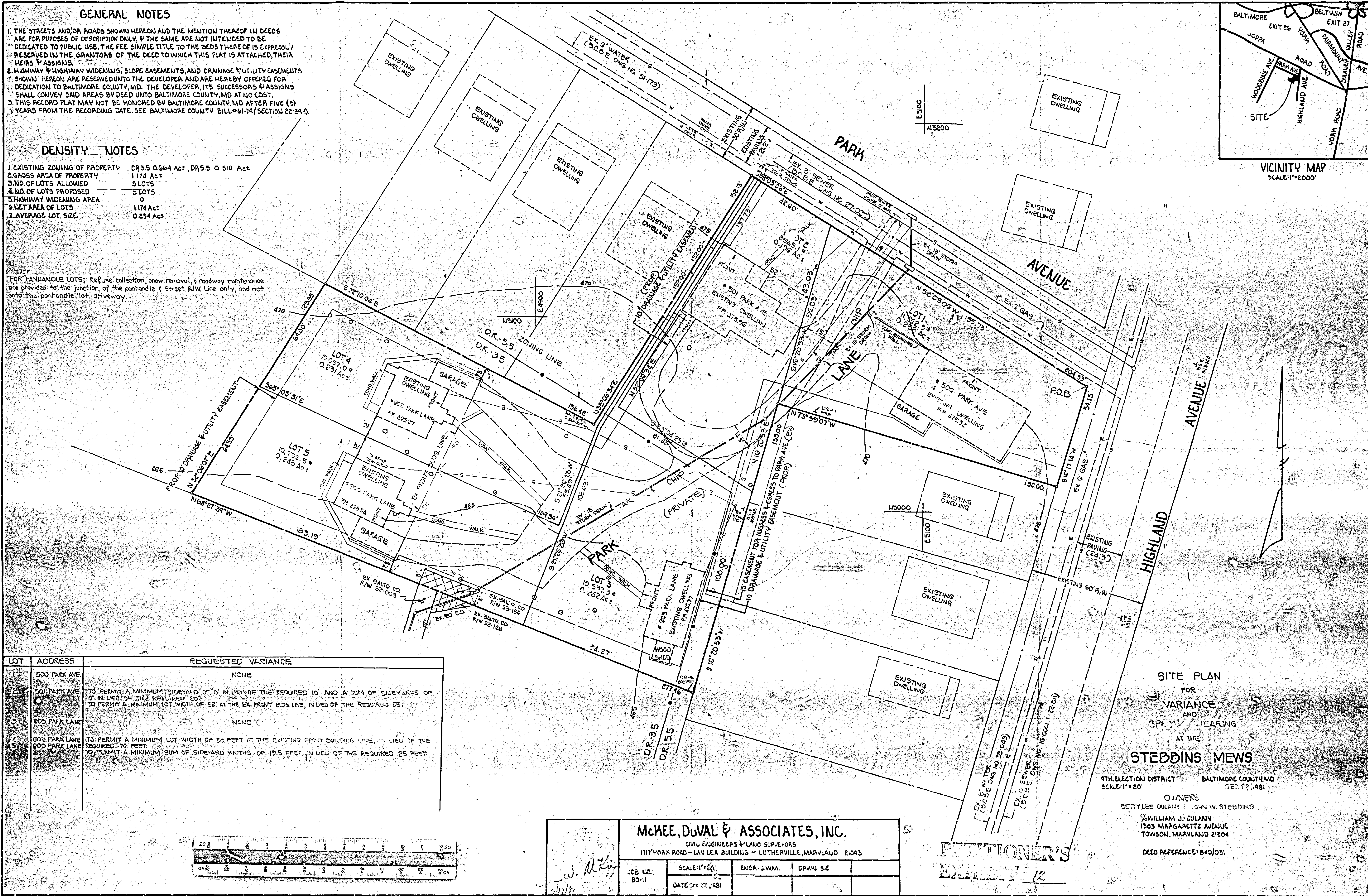
DENSITY NOTES

1. EXISTING ZONING OF PROPERTY D.R. 3.5 0.664 Ac., D.R. 5.5 0.510 Ac.
2. GROSS AREA OF PROPERTY 1.174 Ac.
3. NO. OF LOTS ALLOWED 5 LOTS
4. NO. OF LOTS PROPOSED 5 LOTS
5. HIGHWAY WIDENING AREA 0
6. NET AREA OF LOTS 1.174 Ac.
7. AVERAGE LOT SIZE 0.234 Ac.

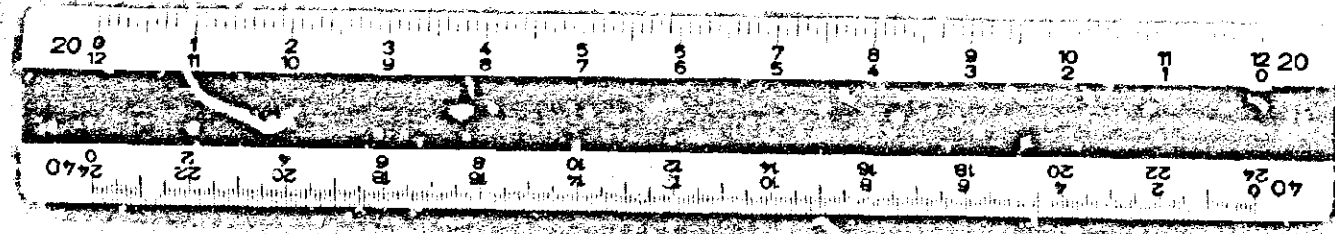
FOR PANHANDLE LOTS: Refuse collection, snow removal, & roadway maintenance are provided to the junction of the panhandle & street NW line only, and not onto the panhandle lot driveway.



VICINITY MAP
SCALE: 1" = 2000'



LOT	ADDRESS	REQUESTED VARIANCE
1	500 PARK AVE.	NONE
2	501 PARK AVE.	TO PERMIT A MINIMUM SIDEYARD OF 0' IN LIEU OF THE REQUIRED 10' AND A SUM OF SIDEYARDS OF 0' IN LIEU OF THE REQUIRED 20' TO PERMIT A MINIMUM LOT WIDTH OF 52' AT THE EX. FRONT 506 LINE, IN LIEU OF THE REQUIRED 55'.
3	603 PARK LANE	NONE
4	602 PARK LANE	TO PERMIT A MINIMUM LOT WIDTH OF 53 FEET AT THE EXISTING FRONT BUILDING LINE, IN LIEU OF THE REQUIRED 70 FEET.
5	600 PARK LANE	TO PERMIT A MINIMUM SUM OF SIDEYARD WIDTHS OF 17.5 FEET, IN LIEU OF THE REQUIRED 25 FEET.



SITE PLAN FOR VARIANCE AND ZONING AT THE STEBBINS MEWS
 9TH ELECTION DISTRICT BALTIMORE COUNTY, MD
 SCALE: 1" = 20' DEC. 22, 1981
 OWNERS
 BETTY LEE DULANY & JOHN W. STEBBINS
 1/3 WILLIAM J. DULANY
 1303 MARGARETTZ AVENUE
 TOWSON, MARYLAND 21284
 DEED REFERENCE: B40J031

McKEE, DuVAL & ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
 1717 YORK ROAD - LAN LEA BUILDING - LUTHERVILLE, MARYLAND 21093

JOB NO. 80-11	SCALE: 1" = 20'	ENGR: J.W.M.	DRWN: S.E.
DATE: DEC 22, 1981			

PETITIONER'S EXHIBIT 12

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following findings of facts:

- 1. The petitioners herein seek to establish a nonconforming use for a four-apartment dwelling located on the southwest corner of Highland and Park Avenues, known and designated as 500 Park Avenue.
2. Without detailing the title chain covered by Petitioners' Exhibits 1, 2, 3, and 4, title to that lot or parcel of ground, upon which 500 Park Avenue was constructed in 1936 as a four-apartment dwelling, was granted and conveyed by Deed dated April 14, 1924, from James J. Kesh to Lee J. Stebbins and Edna P. Stebbins, his wife, and is recorded among the Land Records of Baltimore County in Liber No. 588, folio 410 (Petitioners' Exhibits 5 and 6).
3. One of the petitioners, Betty Lee Dulany, daughter of Lee J. and Edna P. Stebbins, testified that her father constructed the improvement in 1936 as a four-apartment dwelling with a garage to house the tenants' automobiles. Three photographs disclosed separate accesses and back porches for each apartment, as well as four garage bays (Petitioners' Exhibit 11). She further testified that none of the apartment units have ever been vacant for a period of one year and that they have been rented continuously since their construction.
4. The petitioners also submitted two affidavits from neighbors verifying the use of 500 Park Avenue as a four-apartment dwelling since the date of its construction in approximately 1936 and of its continuous use thereafter (Petitioners' Exhibit 10).
5. The finding of a nonconforming use being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of February, 1982, that a nonconforming use for a four-apartment dwelling has existed and has been conducted on the property known and designated as 500 Park Avenue prior to the adoption of the Baltimore County Zoning Regulations and, as such, should be and the same is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

- 1. Abandonment or discontinuance for a period of one year or more shall terminate the nonconforming use.
2. Damage by fire or other casualty of the improvement to the extent of 75% of its replacement cost at the time of such loss shall terminate the nonconforming use.
3. Ownership of the property shall be maintained on the basis of the original description unless changed by the grant of variances.
4. A subdivision plan, incorporating the property by its original description, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning. After obtaining approval, said plan shall be submitted to the Baltimore County Planning Board for its approval prior to being recorded among the Land Records of Baltimore County.

Signature of William E. Hammond, Zoning Commissioner of Baltimore County.

In addition to the Petition for Special Hearing for a nonconforming use for a four-apartment dwelling located at 500 Park Avenue (Lot 1), a Petition for Variances, required for the subdivision of a tract of land shown on the site plan prepared by McKee, Duval and Associates, Inc., dated December 22, 1981, and marked Petitioners' Exhibit 12, was filed.

The property shown on the site plan, with the exception of 500 Park Avenue, was conveyed to Lee J. Stebbins and Edna P. Stebbins, his wife, from Vincent L. O'Connor, et al, as Executors of the Last Will and Testament of Julia A. O'Connor, by Deed dated October 14, 1924, recorded among the Land Records of Baltimore County in Liber No. 605, folio 45, containing 2.06 acres of land, saving and excepting two previously conveyed parcels—one of which was 500 Park Avenue. Subsequently, four single-family dwellings were constructed. One of the petitioners, Betty Lee Dulany, daughter of Lee J. and Edna P. Stebbins, proposes to sell these rental units, known and designated as 501 Park Avenue (Lot 2), 600 Park Lane (Lot 5), 602 Park Lane (Lot 4), and 603 Park Lane (Lot 3), as single home ownerships. In order to meet the required subdivision and zoning regulations, the following requested variances are necessary:

501 Park Avenue - a minimum side yard setback of zero feet in lieu of the required ten feet, a sum of the side yards of zero feet in lieu of the required 20 feet, and a lot width of 52 feet in lieu of the required 55 feet.

600 and 602 Park Lane - Lot widths of 58 feet in lieu of the required 70 feet and sums of the side yards of 19.5 feet in lieu of the required 25 feet.

A review of Petitioners' Exhibit 12 indicates the original property line for 500 Park Avenue, used in finding the existence of a nonconforming use for a four-apartment dwelling, appears to be within close proximity to the northeast corner of the improvement known and designated as 501 Park Avenue. Although the property line between 500 and 501 Park Avenue is located as such, it is significant to note that the two buildings are actually separated by a 13 foot tar and chip road known as Park Lane, which serves as an access for 600, 602, and 603 Park Lane and traverses Lot 1 for access to 500 Park Avenue. Therefore, the zero foot side yard setback does not appear to violate the spirit and intent of the zoning regulation involved. This same property line reduces the required 55 foot minimum lot width to 52 feet. It should also be noted that three 2-foot fee simple panhandles have been created parallel to the western property line of Lot 2 for the purpose of providing metropolitan water to 600, 602, and 603 Park Lane, thereby complying with Baltimore City's requirement of providing water service through fee simple owned land. However, this means of meeting the City's requirement reduces the side yard setback and lot width for 501 Park Avenue, necessitating variances for the sum of the side yards to zero feet and a lot width of 52 feet.

ORDER RECEIVED FOR FILING

DATE February 18, 1982 BY [Signature]

The remaining variances deal with lot widths of 58 feet and sums of the side yards of 19.5 feet for both 600 and 602 Park Lane.

Although the sale of these properties is imminent to satisfy the Federal Estate Tax, the petitioners feel that their sale to individual homeowners rather than their use as rental properties would benefit the area; whereas, denial of the requested variances would cause practical difficulty and unreasonable hardship for the petitioners. Of particular interest to area residents appearing at the hearing were the method of providing public water and sewer to the dwellings and the possibility of a precedent for future changes in zoning being established by recognizing the nonconforming use and granting the variances, which could be detrimental to the area.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of February, 1982, that the herein Petition for Variances to permit a minimum side yard setback of zero feet in lieu of the required ten feet, a sum of the side yards of zero feet in lieu of the required 20 feet, and a lot width of 52 feet in lieu of the required 55 feet for 501 Park Avenue (Lot 2) and to permit lot widths of 58 feet in lieu of the required 70 feet and sums of the side yards of 19.5 feet in lieu of the required 25 feet for both 600 and 602 Park Lane (Lots 5 and 4), in accordance with Petitioners' Exhibit 12, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. Compliance with the subdivision regulations and approval of a subdivision plan by the Baltimore County Planning Board prior to the sale of any of the lots shown on Petitioners' Exhibit 12.
2. Metropolitan sewer and water shall be provided to each of the proposed lots shown on Petitioners' Exhibit 12.
3. An easement shall be granted to 600, 602, and 603 Park Lane for use of Park Lane as a means of access to Park Avenue and for the purpose of laying, installing, constructing, and maintaining the metropolitan sewer service therein.
4. Approval of the subdivision plan by the Department of Public Works and the Office of Planning and Zoning.

Signature of William E. Hammond, Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING

DATE February 18, 1982 BY [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO: Office of Planning and Zoning Date: November 24, 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 #80 - Edwin J. & Catherine McCloskey
Item #83 - John Frank, Sr.
Item #84 - White Marsh Mall, Inc.
Item #85 - Harry Giardina
Item #87 - Harold P. & Elaine L. Rothman
Item #89 - Donald Ray & Dolores F. McCoy
Item #90 - Betty Lee Dulany, et al
Item #91 - Marine Oaks
Item #92 - John V. Huber
Item #93 - Anna E. E. Schneider
Item #94 - Cassius D. & Shirley V. Miller
Item #95 - American Telephone & Telegraph Co.
Item #96 - American Telephone & Telegraph Co.
Item #97 - American Telephone & Telegraph Co.
Item #98 - William Thomas & Dorothy Lee Palmisana
Item #99 - Salvatore Spitaleri
Item #100 - Clarence & Karen Miller

Signature of Ian J. Forrest, Director Bureau of Environmental Services.

LJF/fth



BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H. RENCKE, CHIEF, December 16, 1981

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 Owners: Betty Lee Dulany, et al Location: SW Corner Park Avenue and Highland Avenue Item No.: 90 Zoning Agenda: Meeting of November 17, 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 or _____ 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.

REVIEWED BY: [Signature] Noted and Approved: [Signature] Planning Group Special Inspection Division Fire Prevention Bureau

JM/mb /cm

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

ED JALOSKI, JR., DIRECTOR, December 3, 1981

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

Dear Mr. Hammond: Comments on Item #90 Zoning Advisory Committee Meeting, November 17, 1981 are as follows:

Property Owner: Betty Lee Dulany, et al Location: S/W corner Park Avenue & Highland Avenue Existing Zoning: D.R. 3.5 & D.R. 5.5 Proposed Zoning:

Acres: 0.258 District: 9th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
B. A building/_____ permit shall be required before beginning construction.
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 resistant construction, no openings permitted within 3' 0" of lot line. A minimum 5" 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 set s 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 can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
X I. Comments - It would appear Section 105.1 of Bill 199-79 would be applicable in this instance. The owner may wish to take advantage of Section 119.3 B.O.C.A.

NOTE: These comments reflect 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 #222 (Plans Review) at 111 West Chesapeake Ave., Towson.

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

CER:jj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent, Towson, Maryland - 21204

Date: November 17, 1981

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

RE: Item No: 86, 87, 88, 89, 90, 91, 92, 93 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, Nick Petrovich, Assistant Department of Planning

WNP/bp

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 20, 1982

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

Re: ZAC Meeting - November 17, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 87, 88, 89, 90, 91 92 and 93.

Michael S. Flahgan
Michael S. Flahgan
Traffic Engineering Associate II

MSF/r1j

*Petition 82-163
1/21/82*

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SW corner of Park Ave. and
Highland Ave., 9th District : OF BALTIMORE COUNTY

BETTY LEE DULANY, et al, : Case No. 82-163-SPHA
Petitioners

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 11th day of January, 1982, a copy of the foregoing Order was mailed to Gordon G. Power, Esquire, 21 W. Susquehanna Avenue, Towson, Maryland 21204, Attorney for Petitioners.

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>CHZ</i>					Revised Plans:		Change in outline or description Yes			
Previous case: <i>82-137</i>					Map #		at UCP No			

Gordon G. Power, Esquire
Gordon G. Power, Esquire
21 W. Susquehanna Avenue
Towson, Md. 21204

William E. Hammond
William E. Hammond
1717 York Road
Towson, Md. 21286

John W. Hession, III
John W. Hession, III
1203 Chesapeake Avenue
Towson, Md. 21286

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
1111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted, filing this _____ day of _____, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: *Betty Lee Dulany, et al*
Petitioner's Attorney: *Gordon G. Power, Esq.*

Reviewed by: *William E. Hammond*
Reviewed by: *John W. Hession, III*
Reviewed by: *Nicholas K. Commey*
Reviewed by: *Nicholas K. Commey*
Chairman, Zoning Plans Advisory Committee

February 18, 1982

Gordon G. Power, Esquire
21 West Susquehanna Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variances
SW corner of Park and Highland
Avenues - 9th Election District
Betty Lee Dulany, et al -
Petitioners
NO. 82-163-SPHA (Item No. 90)

Dear Mr. Power:

I have this date passed my Order in the above referenced matter in accordance with the attached.

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

WEH/syl

Attachments

cc: Mr. & Mrs. John Wallace
509 Park Avenue
Towson, Maryland 21204

Mr. Francis O'Meara
529 Park Avenue
Towson, Maryland 21204

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

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Eugene L. Joad
Eugene L. Joad
Affiant
583 Park Ave
Towson, Md 21204

I have personal knowledge that the home located at 500 Park Ave. Towson, Md. (address) has been used as a 4 (two/three, etc.) apartment dwelling since being built approx 1936 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since being built approx 1936 (month) (year).

This personal knowledge is based upon: being a neighbor and resident during the entire period in question and having personal knowledge of the builder, owner, and tenants.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of January, 1982, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

John S. Walsh
Notary Public

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

Robert C. Thompson
Robert C. Thompson
Affiant
Dulany Valley Rd
Towson, Md. 21204
Dulany Valley Apts.

I have personal knowledge that the home located at 500 Park Ave Towson Md. (address) has been used as a 4 (two/three, etc.) apartment dwelling since being built approx 1936 (month) (year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since being built approx 1936 (month) (year).

This personal knowledge is based upon: being a neighbor and resident and having a personal knowledge of the builder, owner, and tenants.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of January, 1982, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

John S. Walsh
Notary Public

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

January 19, 1982

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Gordon G. Power, Esquire
21 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing & Variances
SW corner of Park Ave. & Highland Ave.
Betty Lee Dulany, et al - Petitioners
Case #82-163-SPHA

Dear Mr. Power:

This is to advise you that \$89.00 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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 104529

DATE: 1/26/82 ACCOUNT: 01-662

AMOUNT: \$89.00

RECEIVED FROM: Gordon G. Power
FOR: Posting & Advertising of Case #82-163-SPHA (Dulany)

200 7434 26 390074

VALIDATION OR SIGNATURE OF CASHIER

Duplicate
CERTIFICATE OF PUBLICATION

TOWSON, MD., January 7, 1982

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 or about January 19, 1982, the first publication appearing on the 7th day of January, 1982.

THE JEFFERSONIAN
L. Lusk Strickland
Manager

Cost of Advertisement, \$ 35.00

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of January, 1982, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

EXHIBIT 2
Stebbins Property 4/2/80
535/269
Sewing & Ecology to 551/220
269
parties of the first part, and Edward J. Stender and Helen J. Stender, his wife, of the second part, parties of the second part. Petitioner, that in consideration of the sum of five hundred and fifty dollars (\$500.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said parties of the second part, no title of the entireties, their assigns, the survivors of them, and their heirs and assigns of the survivor, in fee simple, all that lot of ground situated in Baltimore County in the State of Maryland, and described as follows, that is to wit:

parties of the first part, and Edward J. Stender and Helen J. Stender, his wife, of the second part, parties of the second part. Petitioner, that in consideration of the sum of five hundred and fifty dollars (\$500.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said parties of the second part, no title of the entireties, their assigns, the survivors of them, and their heirs and assigns of the survivor, in fee simple, all that lot of ground situated in Baltimore County in the State of Maryland, and described as follows, that is to wit:

parties of the first part, and Edward J. Stender and Helen J. Stender, his wife, of the second part, parties of the second part. Petitioner, that in consideration of the sum of five hundred and fifty dollars (\$500.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said parties of the second part, no title of the entireties, their assigns, the survivors of them, and their heirs and assigns of the survivor, in fee simple, all that lot of ground situated in Baltimore County in the State of Maryland, and described as follows, that is to wit:

parties of the first part, and Edward J. Stender and Helen J. Stender, his wife, of the second part, parties of the second part. Petitioner, that in consideration of the sum of five hundred and fifty dollars (\$500.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said parties of the second part, no title of the entireties, their assigns, the survivors of them, and their heirs and assigns of the survivor, in fee simple, all that lot of ground situated in Baltimore County in the State of Maryland, and described as follows, that is to wit:

42-163-SPHA
CERTIFICATE OF POSTER
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 9
Date of Posting: 1/10/82
Posted for: Petition for Special Hearing & Variance
Petitioner: Betty Lee Dulany, et al.
Location of property: 500 1/2 of Park Ave. E. Highland Ave.
Location of Signatures: intersection of Park and Highland
Remarks: Sean O'Meara
Posted by: Sean O'Meara
Date of return: 1/15/82
2 copies

RE: PETITION FOR SPECIAL HEARING * BEFORE THE ZONING
PETITION FOR VARIANCES * COMMISSIONER
SW corner of Park Ave. and * OF
Highland Ave., 9th District * BALTIMORE COUNTY
BETTY LEE DULANY, et al, * Case No. 82-163-SPHA
Petitioners *
* * * * *

CERTIFICATION OF NOTICE
I HEREBY CERTIFY that on this 15 day of January, 1982, a copy of the Notice of Hearing date on Tuesday, January 26, 1982 at 9:30 A.M. was mailed to JOHN W. HESSIAN, III, ESQUIRE, People's Counsel for Baltimore County, Room 223, Court House, Towson, Maryland 21204.

Gordon G. Power, Esquire
21 W. Susquehanna Avenue
Towson, Maryland 21204
December 30, 1981
NOTICE OF HEARING
RE: Petitions for Special Hearing & Variances
SW corner of Park Avenue & Highland Avenue
Betty Lee Dulany, et al - Petitioners
Case #82-163-SPHA
TIME: 9:30 A.M.
DATE: Tuesday, January 26, 1982
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND
cc: McKee & Associates, Inc.
1717 York Road
Lutherville, MD 21093
Mr. William J. Dulany
1323 Margaret Avenue
Towson, MD 21204
ZONING COMMISSIONER OF
BALTIMORE COUNTY
LAW OFFICES
POWER AND HOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD 21204
201-822-1280

LEGAL NOTICES
Petition for Special Hearing
9th District
LOCATION: Southwest corner of Park Avenue and Highland Avenue
DATE & TIME: Tuesday, January 26, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Hearing, under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Regulations and/or Deceptive Zoning Commission should be amended or modified to conform with the Zoning Department's proposed amendments to the existing Zoning Regulations. The proposed amendments are located at the southwest corner of Highland Avenue and Park Avenue, Lot 1, subdivision Plat of Stebbins Mews, the improvements being known as 500 Park Avenue and Variance for Lot 2, 501 Park Avenue, to permit a minimum side yard setback of 0', in lieu of the required 10' and a sum of side yards of 0' in lieu of the required 20', and a lot width of 52' in lieu of the required 55', and Lot 4, 602 Park Lane and Lot 5, 600 Park Lane, to permit a lot width of 58' in lieu of the required 70' and a sum of side yards of 19.5' in lieu of the required 25'.
Hearing Date: Tuesday, January 26, 1982 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204
BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

The Times
Middle River, Md., Jan 6 1982
This is to Certify, That the annexed
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____ 1982
Publisher.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DD</u>	Revised Plans:				Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>					
Previous case: <u>82-53A</u>	Map #									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received this 1 day of Nov, 1981.
Filing Fee \$ 25 Received: Check
 Cash
 Other
Petitioner Betty Lee Dulany, et al Submitted by William E. Hammond
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 102697
DATE: 11/20/81 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED FROM: McKee & Associates
FOR: Billing fees for Case #82-163-SPHA (Dulany, et al)
250 CASH REC-1 250 CASH REC-1
VALIDATION OF SIGNATURE OF CASHIER