

PETITION FOR ZONING VARIANCE 83-199-SPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 Sections 400.1 to permit existing rear and side yard setbacks of 1 ft. 9 in. and 1 ft. 6 in., respectively, in lieu of the required 2 1/2 ft.

Application of the present setback rule would force the persons who have owned the property continuously since 1944 to tear down or remove a garage which was on the property since before 1944 or an accessory building erected pursuant to a permit issued by the county on July 8, 1976.

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)
Address
City and State
Attorney for Petitioner: M. Albert Figinski
Address
City and State
Attorney's Telephone No.: 332-8520

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of December, 1983, 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 February, 1983, at 10:30 o'clock A.M.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-199-SPHA
Bernard Stefanski, et ux
There are no comprehensive planning factors requiring comment on this petition.
NEG:JGHalc
cc: Arlene January
Shirley Hess

PETITION FOR SPECIAL HEARING 83-199-SPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the proposed setbacks of accessory structures.

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: (Type or Print Name)
Signature
Legal Owner(s): Bernard Stefanski
Signature
Rose Stefanski
Signature
Address
City and State
Attorney for Petitioner: M. Albert Figinski
Address
City and State
Attorney's Telephone No.: 332-8520

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of December, 1983, 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 February, 1983, at 10:30 o'clock A.M.

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 December, 1983.
WILLIAM E. HAMMOND
Zoning Commissioner
Petitioner's Attorney M. Albert Figinski, Esquire, reviewed by Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

RE: PETITION FOR SPECIAL HEARING BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
NE/S of North Point Rd., 1/214' SE of the Centerline of Eastern Ave., 12th District
BERNARD STEFANSKI, et ux, Petitioners
Case No. 83-199-SPHA

ORDER TO ENTER APPEARANCE
Mr. Commissioners:
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, Deputy People's Counsel
John W. Hession, III, People's Counsel for Baltimore County
I HEREBY CERTIFY that on this 28th day of January, 1983, a copy of the foregoing Order was mailed to M. Albert Figinski, Esquire, 36 S. Charles Street, 6th Floor, Baltimore, Maryland 21201, Attorney for Petitioners.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
February 15, 1983
M. Albert Figinski, Esquire
36 S. Charles St., 6th Floor
Baltimore, Maryland 21201
RE: Item No. 115 - Case No. 83-199-ASPH
Petitioner - Bernard Stefanski, et ux
Variance & Special Hearing Petitions
Dear Mr. Figinski:
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.
In view of your clients' proposal to prove that the setbacks of the existing sheds are nonconforming and/or in "alternative" "legalize" the setbacks, this hearing is re-advised.
For information concerning the comments from the Department of Permits and Licenses, you should 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 informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.
Very truly yours,
Nicholas B. Commodari, Chairman
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee
NRC:bsc
Enclosures

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204
HARRY J. WISTEL, P.E.
DIRECTOR
January 21, 1983
Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Re: Item 115 (1982-1983)
Property Owner: Bernard & Rose Stefanski
N/2S North Point Rd. 1214' S/E from centerline of Eastern Ave.
Acre: 40/40 X 204/206
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.
General:
Baltimore County highway and utility improvements exist and are not directly involved.
North Point Road (Md. 20) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.
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 grading, including the stripping of top soil.
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.
A fire hydrant is located at Avondale Avenue and North Point Road.
Very truly yours,
Robert A. Morton, P.E., Chief
Bureau of Public Services
RAM:EAM:FWR:ms
cc: William Munchel

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 Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of May, 1983, that the herein Petition for Variance(s) to permit a rear yard setback of 1 foot 9 inches in lieu of the required 2 1/2 feet for the existing 12' x 16' storage shed and a side yard setback of 1 foot 6 inches in lieu of the required 2 1/2 feet for the existing 13' x 37' garage storage building, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. All accessory structures shall be used for domestic storage only.
2. Compliance with the comments submitted by the Department of Permits and Licenses.
3. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Jan M. N. Jones
Deputy Zoning Commissioner of
Baltimore County

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 Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of May, 1983, that a nonconforming use for existing accessory structures is not approved and, as such, the Petition for Special Hearing is hereby DENIED.

Jan M. N. Jones
Deputy Zoning Commissioner of
Baltimore County



David E. Orland
H. S. Schiller
Director

December 15, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of Dec. 14, 1982
ITEM: #115.
Property Owner: Bernard and Rose Stefanski
Location: NE/S North Point Road, Route 20, 1214' S/E from centerline of Eastern Avenue.
Existing Zoning: B.L.
Proposed Zoning: Special Hearing to approve a non-conforming setback of accessory structures.
Acres: 40/40 X 204/206
District: 15th

Dear Mr. Hammond:

On review of the site plan to approve a non-conforming setback of accessory structure, the State Highway Administration finds the plan generally acceptable.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

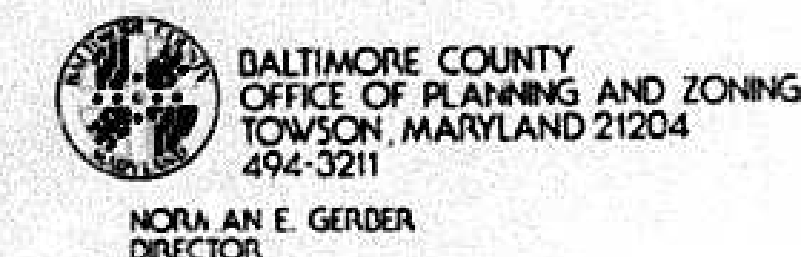
CL:GW:maw

By: George Wittman

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350

Teleprinter for impaired hearing or speech
363... Baltimore Metro - 363-0651 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



February 18, 1983

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

Dear Mr. Hammond:

Comments on Item # 115, Zoning Advisory Committee Meeting, December 14, 1982, are as follows:

Property Owner: Bernard and Rose Stefanski
Location: NE/S North Point Road 1214' S/E from centerline of Eastern Avenue
Acres: 40/40 X 204/206
District: 15th

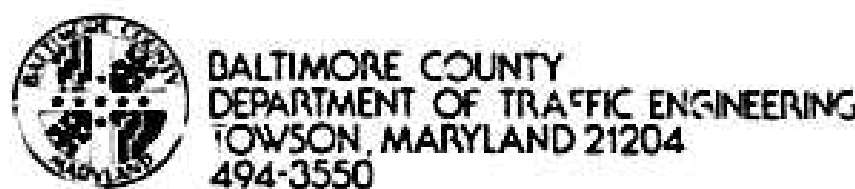
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on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

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

Sincerely yours,

Susan Carrell (CRH)
Susan Carrell
Current Planning and Development

SC:rh



STEPHEN E. COLLINS
DIRECTOR

January 5, 1983

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

-ZAC Meeting of December 14, 1982
Item Nos. 113, 114, 115, and 116

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 113, 114, 115, and 116.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cen

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

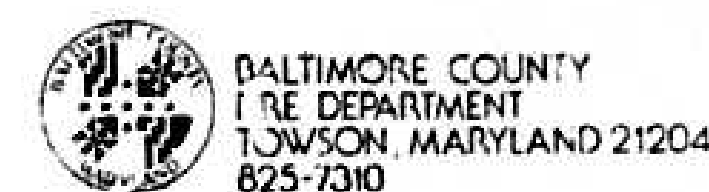
William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: December 21, 1982
FROM: Jan J. Foxrest
SUBJECT: Zoning Variance Items

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

- Item # 87 - Raymond J. Marocco, et al
- Item # 89 - Seboe Federal Credit Union
- Item #108 - Louis N. & Martha R. Kulaga
- Item #109 - William H. & Audrey J. Buchanan, Jr.
- Item #110 - Roy Neal
- Item #111 - Baltimore and Ohio Railroad Co.
- Item #114 - Eugene & Mary Pessagno
- Item #115 - Bernard & Rose Stefanski
- Item #119 - Michael R. & Andrea W. Hartman
- Item #122 - Dino G. & Mary D. Elagakis

Jan J. Foxrest
Jan J. Foxrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rth



PAUL H. RENCKE
CHIEF

December 20, 1982

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: Bernard and Rose Stefanski

Location: NE/S North Point Road 1214' S/E from centerline of Eastern Avenue

Item No.: 115 Zoning Agenda: Meeting of December 14, 1982

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 used 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.

- () 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.

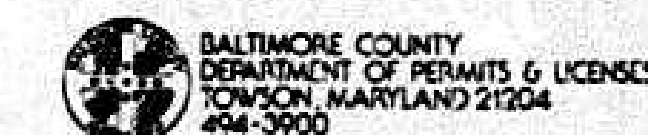
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Charles E. Renken*
Planning Group
Special Inspection Division

Noted and

Approved: *Charles E. Renken*
Fire Prevention Bureau

JK/mb/cen



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

Dear Mr. Hammond:

Comments on Item #115 Zoning Advisory Committee Meeting are as follows:

Property Owner: Bernard and Rose Stefanski
Location: NE/S North Point Road 1214' S/E from centerline of Eastern Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Hearing to approve a non-conforming setback of accessory structures.
Acres: 40/40 X 204/206
District: 15th

The items checked below are applicable:

- X 1. All structures shall conform to the Baltimore County Building Code 1982/ Council Bill 141 State of Maryland Code for the Building and Access and other applicable Code.
- 2. A building and other construction permits shall be required before beginning construction.
- 3. Architectural: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- 4. Commercial: Three sets of construction drawings with a Registered Architect or Engineer seal shall be required to file a permit application.
- 5. An exterior wall covered within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, as required within 5'0" of lot line. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 107 and Table 102.
- 6. Required variance conflicts with the Baltimore County Building Code, Section 101.
- 7. A change of occupancy shall be applied for, along with an application permit application, and these required sets of drawings submitted by the owner will meet the Code requirements for the proposed change. Occupancy may require a professional seal.
- 8. Before this office can comment on the above structure, please have the owner, have the services of a Registered 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 101 and the required construction classification of Table 101.
- X 9. Comments: Unless the structures can satisfy Section 103.1 as amended in P-111 4-82 the walls within 6ft. of an interior property line shall comply with Section 203.2.

NOTE: These comments reflect only the information provided by the drawings 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 412 (Plan Review) at 11 West Chesapeake Ave., ELBA.

Very truly yours,

Charles E. Renken
Charles E. Renken, Chief
Plan Review

CRH:rh
JAN 01-83

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: Dec. 13, 1982

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

Z.A.C. Meeting of: December 14, 1982

RE: Item No: 113, 114, 115, 116
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
Mr. Nick Petrovich, Assistant
Department of Planning

MNP/bp

PETITION FOR SPECIAL HEARING AND VARIANCES

12th Election District

ZONING: Petition for Special Hearing and Variances
LOCATION: Northeast side of North Point Road, 1,214 ft. Southeast from the centerline of Eastern Avenue
DATE & TIME: Thursday, February 24, 1983 at 10:30 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:

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 the nonconforming setbacks of accessory structures and Variances to permit existing rear and side yard setbacks of 1 ft. 9 in. and 1 ft. 6 in., respectively, in lieu of the required 2 1/2 ft.

The Zoning Regulation to be excepted as follows:
Section 302 - setbacks for accessory structures in a residential zone
Section 400.1 - setbacks for accessory structures in a commercial zone

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

Being the property of Bernard Stefanski, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, February 24, 1983 at 10:30 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

PROPERTY DESCRIPTION - 619 NORTH POINT ROAD

BEGINNING AT A POINT LOCATED ON THE NORTHEAST SIDE OF NORTH POINT ROAD (40 FOOT R.O.W.) AND 1214 FEET FROM THE CENTERLINE OF EASTERN AVENUE (80 FEET WIDE), AND THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES: 1) NORTHEASTERLY A DISTANCE OF 204 FEET TO A POINT, THENCE 2) SOUTHEASTERLY A DISTANCE OF 40 FEET TO A POINT, THENCE 3) SOUTHWESTERLY A DISTANCE OF 206 FEET TO A POINT, THENCE 4) NORTHWESTERLY A DISTANCE OF 40 FEET TO THE BEGINNING POINT.



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

NORMAN E. GERDER
DIRECTOR

February 18, 1983

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

Dear Mr. Hammond:

Comments on Item # 115, Zoning Advisory Committee Meeting, December 14, 1982, are as follows:

Property Owner: Bernard and Rose Stefanski
Location: NE/S North Point Road 1214' S/E from centerline of Eastern Avenue
Acres: 40/40 X 204/206
District: 15th

This office has reviewed the subject petition and of 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.

Sincerely yours,

Susan Carrell (RM)
Susan Carrell
Current Planning and Development

SC:th



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 13, 1983

M. Albert Figinski, Esquire
36 South Charles Street
6th Floor
Baltimore, Maryland 21201

RE: Petitions for Special Hearing and Variances
NE/S of North Point Rd., 1,214' SE of the center line of Eastern Ave. - 12th Election District
Bernard Stefanski, et ux - Petitioners
NO. 83-199-SPHA (Item No. 115)

Dear Mr. Figinski:

I have this date passed my Orders 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: Mr. William J. Gattus
617 Old North Point Road
Dundalk, Maryland 21222

Mr. & Mrs. Gary Gattus
701 Baltimore Pike
Baltimore, Maryland 21224

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

APPEAL TAX COURT FOR BALTIMORE COUNTY

COURT HOUSE

TOWSON 4, MD.

SEP 7 1985

TO:

Bernard Stefanski & Rose
619 North Point Road
Baltimore 24, Maryland

This is to notify you that the Supervisor of Assessments for Baltimore County has recommended an assessment for the year 1985 of the property situated in District No. 15 of Baltimore County as follows:

ASSESSMENT	DESCRIPTION
LAND: \$225	Lot 40 x 204 irregular N/S North Point Road
BLDGS: \$300	Dwelling \$2250, Garage \$250
TOTAL: \$525	

If you wish to protest this assessment, please answer the questions on the attached notice, sign same and return it within TEN (10) DAYS from the date hereof to the Appeal Tax Court for Baltimore County, Court House, Towson 4, Maryland. You will then be notified of a date for hearing your protest.

If the attached request for a hearing is not returned within TEN (10) DAYS from the date of this notice, the assessment recommended above will become final.

Card No. _____ Account No. 78150 District No. 15
HOWARD E. BURKHARDT
Supervisor of Assessments

IF YOU WISH TO PROTEST, RETURN ABOVE NOTICE

Card No. _____ Account No. 78150 District No. 15

NAME: Bernard Stefanski & Rose

TO: Appeal Tax Court for Baltimore County
Court House, Towson 4, Maryland

Please enter a protest of the assessment as shown by notice from the Supervisor of Assessments dated SEP 7 1985

As requested, the following information is given:

1. Full name of present owner: _____
2. When did you acquire the land and at what price? _____
3. If building was erected by owner, state date and entire cost of or item. Date _____ Cost _____
4. If property was acquired in fee simple (land and buildings), state date and cost. Date _____ Cost _____
5. What is the amount of ground rent, if any? _____
6. Does the property contain apartments? No. of Apartments _____ Rent per unit _____
7. How much has been expended in improving the property since you have owned it? _____
8. If rented, what is the date and term of lease? _____
9. What, in your opinion, is the value of this property in fee simple, without looking to a forced sale? _____

Unless this form is fully completed and signed your protest will not be heard.

Signature of Property Owner _____

IF AN EXPLANATION OF THE ASSESSMENT IS DESIRED, YOU MAY CALL THE OFFICE OF THE STATE SUPERVISOR OF ASSESSMENTS IN THE BASEMENT OF THE COURT HOUSE, TOWSON, MARYLAND.

PETITIONER'S
EXHIBIT 2

THIS DEED is made this 14 day of November, in the year 1944, by Agnes Martin and E. Arthur Hurd, Executors of William Snyder, deceased.

WHEREAS, William Snyder, late of Baltimore County, died March 6th, 1944, in possession of the lot of ground hereinafter described, and by his last will and testament dated November 3rd, 1943, recorded in the Office of the Register of Wills for Baltimore County in Liber J.P.C. No. 38, folio 518, and duly probated, he appointed the above-named Executors, who had duly qualified, and he directed them to reduce all his assets to cash; and in the exercise of that power, the said Executors sold the said lot of ground on or about the 5th day of October, 1944, to Bernard Stefanski and Rose Stefanska, his wife, et ux for the sum of \$2700.00, which sale was duly reported to and ratified by the Orphans Court for Baltimore County.

NOW THEREFORE THIS DEED WITNESSETH, that for and in consideration of the premises and of the said sum of \$2700.00, receipt whereof is hereby acknowledged, the said Agnes Martin and E. Arthur Hurd, Executors as aforesaid, do hereby grant and convey unto the said Bernard Stefanski and Rose Stefanska, his wife, all that lot of ground situated in the 15th Election District of Baltimore County, known as No. 619 North Point Road and described as follows:

BEGINNING for the same at a point in the division line between the land formerly owned by John Stab and the land owned by William Riddell at the distance of 613 feet north 70 degrees 55 minutes west from a stone at the beginning of the said line and thence bounding thereon as the needle now bears north 70 degrees 55 minutes west 40 feet, thence south 18 degrees 30 minutes west 204 feet and 3 inches to the north side of North Point Road, thence on the north side of North Point Road south 68 degrees east 40 feet and 1 inch, and thence north 18 degrees 30 minutes east 206 feet to the place of beginning.

BEING the same lot of ground which by two deeds, the first dated October 17th, 1928, and recorded among the Land Records of Baltimore County in Liber WHM No. 660, folio 538, from Morris Klein, and the second dated October 18th, 1928, and recorded among the said Land Records in Liber WHM No. 660, folio 539, from the Lohmuller Building Company of Baltimore City, was assigned and conveyed to the said William Snyder and Clara Snyder, his wife, who had predeceased him.

TO HAVE AND TO HOLD the said lot of ground together with the buildings and improvements thereon and all rights thereto appurtenant unto the said Bernard Stefanski and Rose Stefanska, his wife, forever in fee simple.

WITNESS the hands and seals of the said grantors:

Test:
Ruth T. Whittington (SEAL)
Ruth T. Whittington
Agnes Martin (SEAL)
Agnes Martin
E. Arthur Hurd (SEAL)
E. Arthur Hurd
Executors

State of Maryland, City of Baltimore, to wit:

I hereby certify that on this 14 day of November, 1944, before me, the subscriber, a Notary Public of the State and City aforesaid, personally appeared Agnes Martin and E. Arthur Hurd, Executors as aforesaid, and each acknowledged the foregoing deed to be their act.

Witness my hand and notarial seal:

Ruth T. Whittington
Ruth T. Whittington
Notary Public

*** ON AND AFTER JUNE 14, 1982, THE EFFECTIVE DATE OF BILL NO. 43-82, THE ZONING COMMISSIONER, OR HIS DEPUTY MAY IMPOSE A CIVIL PENALTY OF NOT MORE THAN \$100. PER DAY FOR EACH VIOLATION FOUND TO EXIST AS THE RESULT OF A VIOLATION HEARING.

IF YOU DESIRE ANY ADDITIONAL INFORMATION REGARDING THE EFFECT OF THIS NEW LAW, CONTACT THE ZONING OFFICE, ENFORCEMENT SECTION.

CASE NUMBER C - 23-311 ELECTION DISTRICT: 15
LOCATION: 419 N. NORTHPOINT RD

DEAR BERNARD STEFANSKI:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED:

☐ THERE WAS NO VIOLATION OBSERVED AND THE CASE WILL BE CLOSED.

☒ THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS

REQUIRED: ACCESSORY BUILDING IN A RESIDENTIAL ZONE SHALL

NOT BE LOCATED LESS THAN 2' FROM ANY SIDE OR REAR

PROPERTY LINE. IF SUCH BUILDING ARE WITHIN 2'

OF A PROPERTY LINE, A VARIANCE MUST BE OBTAINED

IN ORDER TO ALLOW THEIR CONTINUED USE.

MISCELLANEOUS TANKS (BARREL, BOXES,

WROUGHT IRON, ETC.) SHOULD BE REMOVED FROM

THE PROPERTY.

COMPLIANCE MUST BE ATTAINED BY: NOVEMBER 14, 1982

☐ COMPLIANCE HAS NOT BEEN ATTAINED AND THE MATTER WILL BE SCHEDULED FOR

A VIOLATION HEARING.

☐ COMPLIANCE HAS BEEN ATTAINED AND THE CASE WILL BE CLOSED.

INSPECTOR: MURPHY DATE: 2/14/82

() DEFENDANT COPY () COMPLAINANT COPY

EXHIBIT 3

PERMIT

THIS PERMIT MUST BE POSTED

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE ISSUED: 2/10/82
PERMIT NO: 80748
EXPIRATION DATE: 15 05

BUILDING ADDRESS: 619 NORTHPOINT ROAD
OWNER'S NAME: BERNARD STEFANSKI
MAILING ADDRESS: 619 NORTHPOINT ROAD - BALTO. 21224
TOWSON, MARYLAND 21204

TYPE OF IMPROVEMENT: RESIDENTIAL
TYPE OF USE: NON-RESIDENTIAL

BLOG. A STORAGE SHED REAR OF YARD.
12'X16'X8'. EXISTING SLAB.

OWNERSHIP: ☒ PRIVATELY OWNED ☐ PUBLICLY OWNED
ESTIMATED COST OF MATERIAL & LABOR: \$ 300.00
EXISTING USE: 1. FARM, D.

ALWAYS USE THE CONTROL AND THE PERMIT NUMBERS WHEN REQUESTING INSPECTIONS OR INFORMATION REGARDING THIS PERMIT. BUILDINGS ENGINEERS BUILDINGS INSPECTOR 194-3593

The first of these inspections shall be called for as soon as the foundation for footings are completed. The second inspection shall be called for when the foundation has been waterproofed. The third inspection shall be called for when the structural members are in place, but before covering with soil or plaster, or other covering. A fourth inspection shall be called for before structure is occupied. This permit shall expire one year after the date of issue.

No. D 33599

BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND LICENSES
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
CASH SLIP RECEIPT
DATE 2/10/82

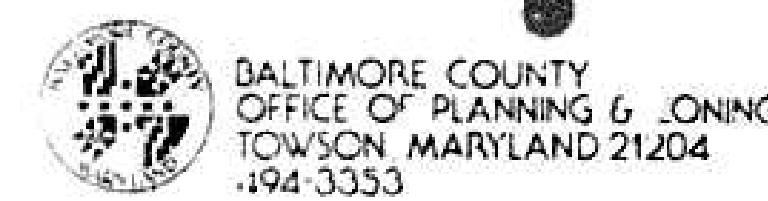
CHECK ITEM	ITEMS	CODE	FEE
	Amusement Devices	01.201	
	Amusement Devices	01.204	
	Amusement Devices	01.221	
	Amusement Devices	01.222	
	Amusement Devices	01.224	
	Amusement Devices	01.233	
	Amusement Devices	01.235	
	Amusement Devices	01.237	
	Amusement Devices	01.241	
	Amusement Devices	01.254	
	Amusement Devices	01.256	
	Amusement Devices	01.258	
	Amusement Devices	01.260	
	Amusement Devices	01.304	
	Amusement Devices	01.305	
	Amusement Devices	01.607	
	Amusement Devices	01.609	
	Amusement Devices	01.610	
	Amusement Devices	01.644	
	Amusement Devices	01.671	
	Amusement Devices	01.672	
	Amusement Devices	01.675	
	Amusement Devices	01.677	
	Amusement Devices	14.201	
	Water Applications (See Reverse Side)	31.608	
	Water Applications (See Reverse Side)	31.711	
	Water Applications (See Reverse Side)	31.605	
	Water Applications (See Reverse Side)	31.603	
	Water Applications (See Reverse Side)	31.603	
	Water Applications (See Reverse Side)	31.203	
	Water Applications (See Reverse Side)	31.202	
	Water Applications (See Reverse Side)	31.201	
	Water Applications (See Reverse Side)	30.601	
	Water Applications (See Reverse Side)	31.614	
	Water Applications (See Reverse Side)	31.615	
	Water Applications (See Reverse Side)	32.604	
	Building Permit Applications	01.251	10.00
	TOTAL (Make check payable to Baltimore County, Md.)		10.00

Description: 60748

DEPT. OF PERMITS & LICENSES

APPLICANTS COPY

This is not a Permit or License and does not authorize construction of any kind.



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 15, 1983

M. Albert Figinski, Esquire
36 S. Charles Street - 6th Floor
Baltimore, Maryland 21201

Re: NE/S North Point Rd., 1,214' SE from
c/l of Eastern Avenue
Bernard Stefanski, et ux - Petitioners
Petition for Special Hearing and Variances
Case No. 83-199-SPHA

Dear Mr. Figinski:

This is to advise you that \$82.50 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 115021

DATE: Feb. 24, 1983

ACCOUNT: R-01-615-000

AMOUNT: \$82.50

RECEIVED FROM: M. Albert Figinski, Esquire

FOR: Advertising & Posting Case No. 83-199-SPHA

(Bernard Stefanski, et ux)

6 024*****825010 82404

VALIDATION OR SIGNATURE OF CASHIER

January 24, 1983

M. Albert Figinski, Esquire
36 S. Charles Street - 6th Floor
Baltimore, Maryland 21201

NOTICE OF HEARING

Re: Petitions for Special Hearing and Variances
NE/S of North Point Rd., 1,214' SE from the
centerline of Eastern Avenue
Bernard Stefanski, et ux - Petitioners
Case No. 83-199-SPHA

TIME: 10:30 A.M.

DATE: Thursday, February 24, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

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>DRS</u>										
Previous case: <u>C-83-311</u>										

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 12 Date of Posting: 2/15/83
Posted for: Petition for Special Hearing & Variances
Petitioner: Bernard Stefanski, et ux
Location of property: NE/S of North Point Rd., 1,214' SE from
centerline of Eastern Avenue
Location of Signs: front of property (4619 North Point Rd.)
Remarks: See map
Posted by: William E. Hammond Date of return: 2/17/83
Number of Signs: 2

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 February 8, 19 83

THIS IS TO CERTIFY that the annexed advertisement of
Kim. Hammond in the matter of Petition for Special
Hearing & Variances - P.O. #41363 - Reg. 142037
was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week
for one week before the 4th day of February 19 83; that is to say,
the same was inserted in the issues of
February 3, 1983

Kimbel Publication, Inc.

per Publisher.

By: Kimbel

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 3, 1983

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
for one week before the 4th day of February 19 83, the first publication
appearing on the 3rd day of February 19 83.

THE JEFFERSONIAN

Manager

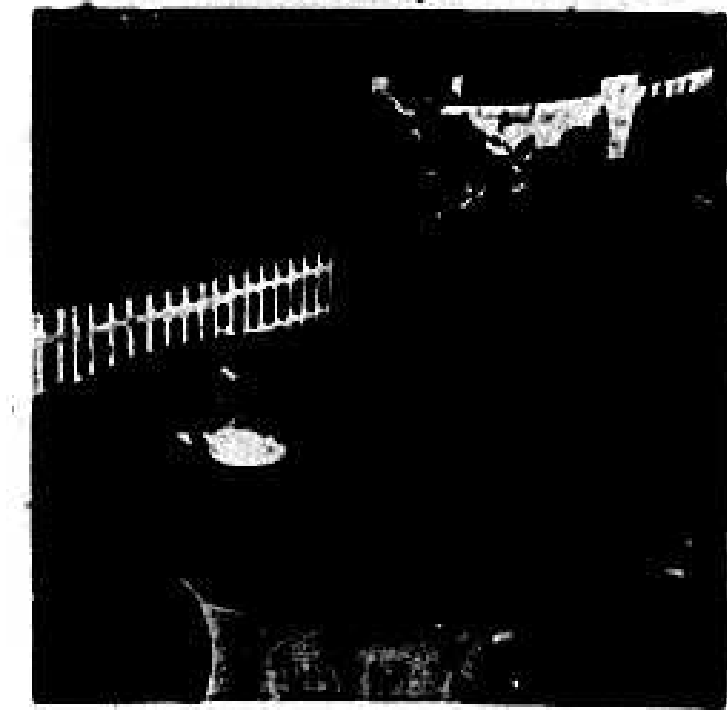
Cost of Advertisement, \$



4



3



9



10



5



5

PLAT for VARIANCE & SPECIAL HEARING

619 NORTH POINT ROAD

OWNER - BERNARD STEFANSKI

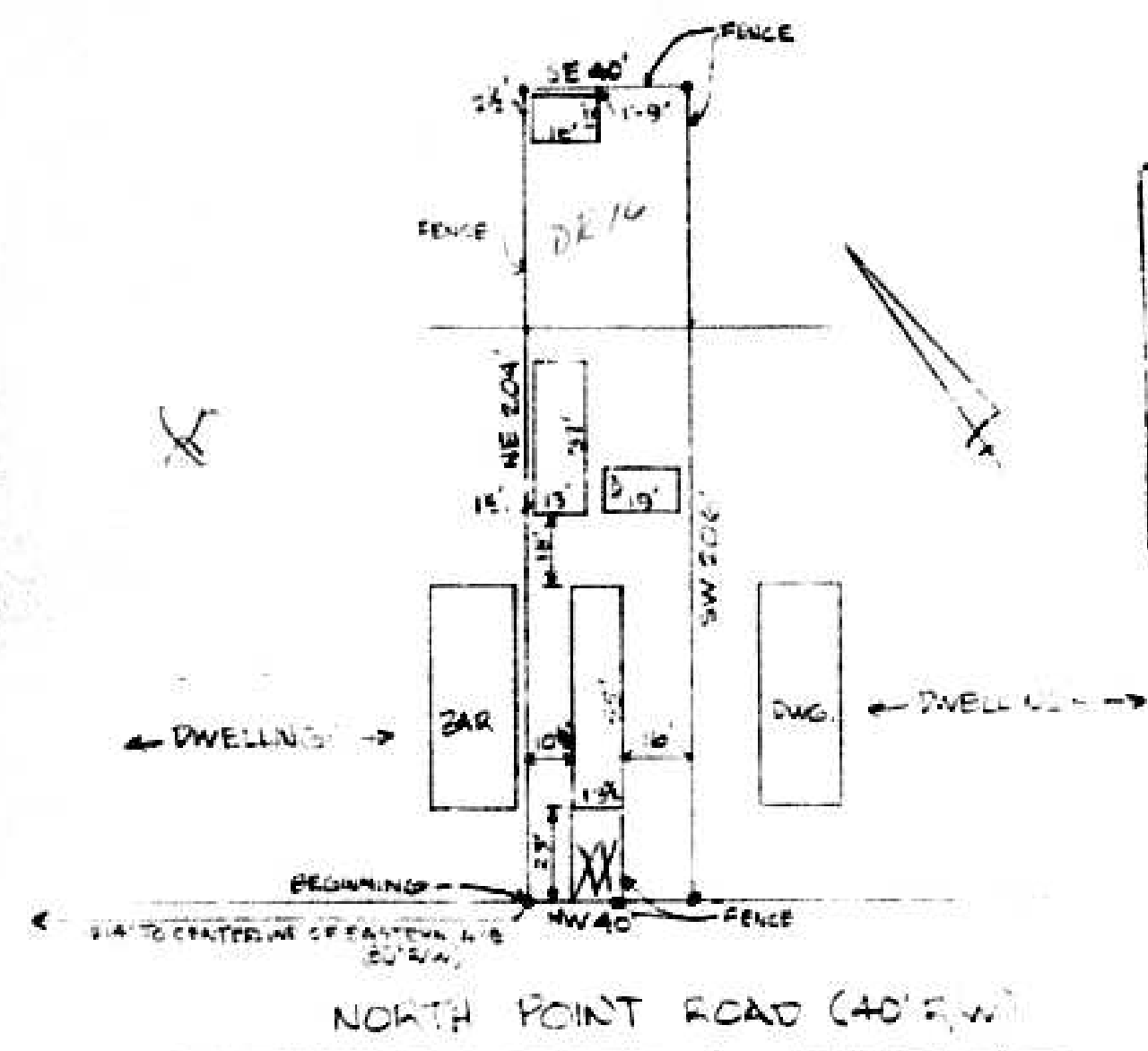
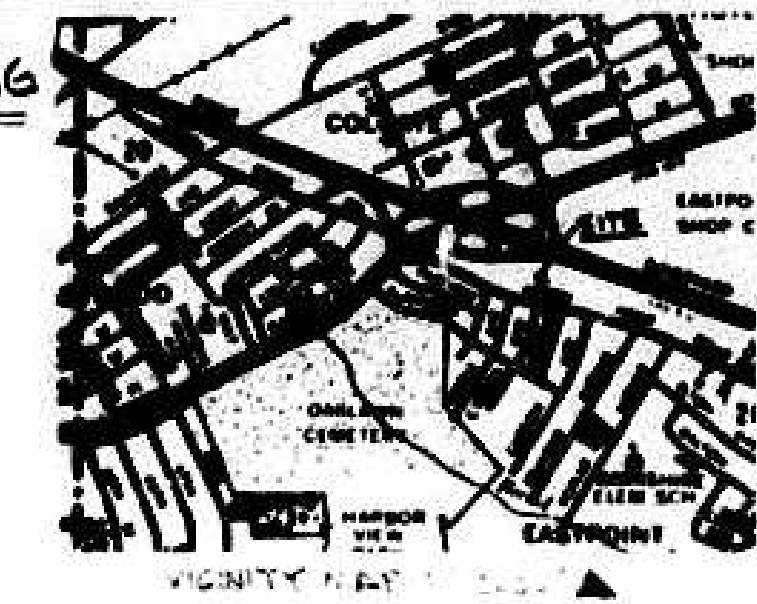
ZONING - B.L.

USE - RESIDENCE

SCALE - 1" = 50'

ELECTION DISTRICT - 15

DEVELOPMENTS ARE EXISTING



4B

MAP	SC 1-2
ELECTION	DISTRICT 12
TO	13/12
DATE	5/1/12
BY	1/12
TOTAL	
ST	

PETITIONER'S
EXHIBIT 1

ITEM #115



Phot ex h 1



Phot ex h 1



Phot ex h 1