

**PETITION FOR ZONING VARIANCE 84-72-A**  
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 1902.3.3.1. to permit lot widths of 50 feet in lieu of the required 55 feet.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
- On the same side of Courtney Road as the subject property and extending in both directions from the subject property there are existing six (6) detached dwellings on 50' wide lots.
  - Across Courtney Road from the subject property there are existing twelve (12) semi-detached dwellings, and all but one of these dwellings are on 55' wide lots.
  - The DR 5.5 Zone in which the subject property is located is a small zone surrounded by higher intensity zoning, DR 10.5, DR 16, and R0, which include townhouses, townhouse apartments, and an office bldg., and in which additional townhouses and condos are under construction.
  - The contract purchaser desires to construct two single-family detached dwellings on the subject property. Without the variance requested only one such dwelling would be permitted, and that dwelling would be required to be on a lot 100' in width. 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: Interstate Building Contractors, Inc. 2927 Baltimore National Pike Ellicott City, Md. 21043	Legal Owner(s): St. Stephen Lutheran Church Robert W. Alt, Pastor Nancy L. Kraft, Sec. Nancy L. Kraft	Signature Signature
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Attorney for Petitioner: Werner Kloetzli, Jr. 4006 Chatham Road Ellicott City, Md. 21043	Courtney Road & Wilkens Ave. 210-0622 Arbutus, Md. 21227 Theodore F. Stromberg, Pres., Interstate Bldg. Contractors, Inc. 2927 Baltimore National Pike Ellicott City, Md. 21043	Address Phone No. City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted City and State Address Phone No.
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ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 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 13th day of September, 1983, at 9:30 o'clock A.M.

*Carl J. J...*  
Zoning Commissioner of Baltimore County.

St. Stephen Lutheran Church, 84-72-A  
E/S Courtney Rd., 400' SE of Wilkens Avenue, 13th District

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
E/S of Courtney Rd., 400' SE of Wilkens Ave., 13th District : OF BALTIMORE COUNTY

ST. STEPHEN LUTHERAN CHURCH, : Case No. 84-72-A  
Petitioner

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  
494-2193

I HEREBY CERTIFY that on this 23rd day of August, 1983, a copy of the foregoing Order was mailed to Robert W. Alt, President, and Nancy L. Kraft, Secretary, St. Stephen Lutheran Church, Courtney Road & Wilkens Avenue, Arbutus, MD 21227, Petitioner; and Theodore F. Stromberg, President, Interstate Building Contractors, Inc., 2927 Baltimore National Pike, Ellicott City, MD 21043, Contract Purchaser.

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

DESCRIPTION TO ACCOMPANY  
PETITION FOR ZONING VARIANCE  
To Permit  
TWO LOTS OF 50 FEET IN WIDTH  
913 & 915 Courtney Road  
Arbutus, Baltimore County  
Maryland 21227


Prepared by -  
Interstate Building Contractors, Inc.  
Theodore F. Stromberg, President  
2927 Baltimore National Pike  
Ellicott City, Maryland 21043  
Tel: 465-5500

Beginning at a point which is south 17° 18' east 100' from the intersection of the right-of-way lines at the southeast corner of the intersection of Courtney Road and Wilkens Avenue, which bearing is along and binding on the easterly side of Courtney Road right-of-way, thence leaving the said right-of-way and running the following courses and distances, north 72° 45' east 130 feet, south 17° 18' east 100 feet, and south 72° 45' west 130 feet to the same side of the said Courtney Road right-of-way, and thence binding on the said right-of-way north 17° 18' west 100 feet to the point of beginning, containing 13,000 square feet of land, more or less, and consisting of Lots 21 through 24, Block B, of the plat known as Wilkens Terrace and recorded in the Land Records of Baltimore County in Flat Book 7 on Page 173.

Prepared by -  
Werner Kloetzli, Jr.  
Site Planner & Civil Engineer  
4006 Chatham Road  
Ellicott City, Md. 21043  
Tel: 465-3912

*Werner Kloetzli, Jr.*

**BALTIMORE COUNTY**  
**ZONING PLANS**  
**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**  
**EVALUATION COMMENTS**

DUPLICATE RECEIVED FOR FILING

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
September 2, 1983

Mr. & Mrs. Robert W. Alt  
Courtney Rd & Wilkens Ave  
Baltimore, Md. 21227

RE: Item No. 14 - Case No. 84-72-A  
Petitioner - St. Stephen Lutheran Church  
Variance Petition

Dear Mr. & Mrs. Kraft:

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

Enclosed are all comments submitted 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*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NEC:bsc  
Enclosures

cc: Theodore F. Stromberg, Pres.  
Interstate Bldg. Contractors, Inc.  
2927 Baltimore National Pike  
Ellicott City, Md. 21043

Werner Kloetzli, Jr.  
4006 Chatham Road  
Ellicott City, Md. 21043

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

August 10, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #14 (1983-1984)  
Property Owner: St. Stephen Lutheran Church  
E/S Courtney Road 400' S. from centerline  
Wilkins Avenue  
Acres: 13,000 sq. ft. District: 13th

Dear Mr. Jablon:

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 14 (1983-1984).

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

RAM:EM:PMR:ss  
C-SW Key Sheet  
13 SW 17 Pos. Sheet  
SW 4 E Topo  
101 Tax Map

BALTIMORE COUNTY DEPARTMENT OF HEALTH

August 3, 1983  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 14, Zoning Advisory Committee Meeting of July 12, 1983

Property Owner: St. Stephen Lutheran Church

Location: E/S Courtney Road District 13

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- If lubrication work and oil changes are performed at this location, the method provided for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 14  
Page 2

- Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- Soil percolation tests have been conducted.
  - The results are valid until \_\_\_\_\_
  - Revised plans must be submitted prior to approval of the percolation tests.
- Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - shall be valid until \_\_\_\_\_
  - is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- All roads and parking areas should be surfaced with a dustless, bonding material.
- No health hazards are anticipated.
- Other A Hydrogeological Study, an Environmental Effects Report and a Reserve Capacity Use Certificate may be required prior to approval of a Building Permit. This site lies within the Potomac Watershed.

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

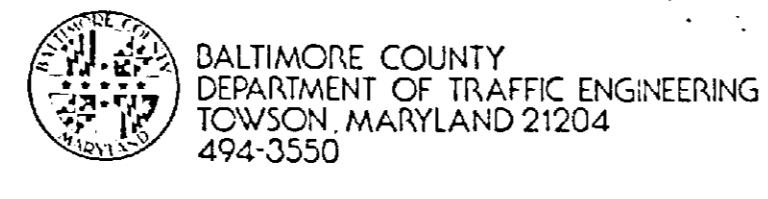
SS 20 1080 (2)

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 14th day of September, 1983, that the herein Petition for Variance(s) to permit lot widths of 50 feet in lieu of the required 55 feet for the expressed purpose of constructing two dwellings, in accordance with the site plan prepared by Werner Kloetzli, Jr., dated June 7, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Office of Planning and Zoning.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
DATE September 14, 1983  
BY *Mary Kempf (Clerk)*  
ADMINISTRATIVE ASSISTANT



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

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

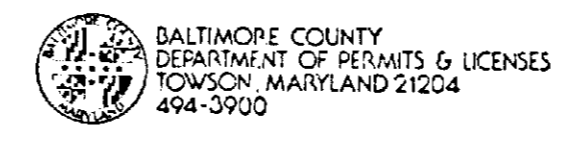
Item No. 13, 14, 15, 16, 17, 18, 19, and 20 ZAC Meeting of July 12, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Hammond:  
The Department of Traffic Engineering has no comments for item numbers 13, 14, 15, 16, 17, 18, 19, and 20.

Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/cem



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3550

August 23, 1983

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

Property Owner: St. Stephen Lutheran Church  
Location: E/S Courtney Road 400' S. from centerline Wilkens Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variances to permit lot widths of 50' in lieu of the required 55'.

Acres: 13,000 sq. ft.  
District: 13th

The items checked below are applicable: NO COMMENT

- A. All structures shall conform to the Baltimore County Building Code 1981/Commit 111, 112 State of Maryland Code for the Handicapped and Ageed and other applicable Codes.
- B. A building and other miscellaneous permits 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. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 1-1.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments:

NOTE: These comments reflect only on 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 #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Charles E. Burnham, Chief  
Plans Review

CEB:rrj  
PUBM 9-1-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent  
Towson, Maryland - 21204

Date: July 18, 1982

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

Z.A.C. Meeting of: July 12, 1983

RE: Item No: 12, 13, 14, 15, 16, 17, 18, 19, 20  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

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

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon  
Zoning Commissioner  
Date: August 22, 1983

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning

SUBJECT: St. Stephen Lutheran Church  
84-72-A

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

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

NEG:JCH:cav

Attendance Protestants  
84-72-A

*Mrs Albert L Arnold*  
917 Courtney Rd.  
Balt. Md 21227

*Arthur P. Wottnach*  
918 Courtney Rd., 21227

*Helen E. Bolger*  
916 Courtney Rd 21227

*Imzy Dattiguh*  
917 Courtney Rd.

*Attilana A. ...*  
911 Courtney Rd.

PETITION FOR VARIANCE

13th Election District

ZONING: Petition for Variance  
LOCATION: East side Courtney Road, 400 ft. Southeast of Wilkens Avenue  
DATE & TIME: Tuesday, September 13, 1983 at 9:30 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 Variance to permit lot widths of 50 ft. in lieu of the required 55 ft.

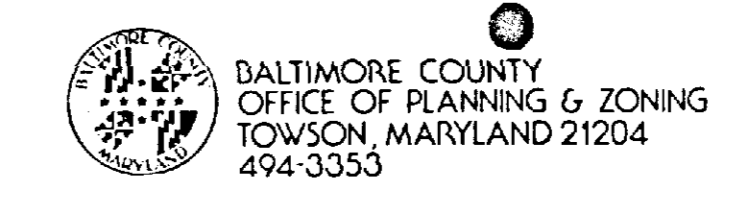
The Zoning Regulation to be excepted as follows:  
Section 1B02.3C.1 - minimum lot widths in D.R. 5.5 zone

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

Being the property of St. Stephen Lutheran Church, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



ARNOLD JABLON  
ZONING COMMISSIONER

September 8, 1983

St. Stephen Lutheran Church  
c/o Robert W. Alt, President  
Courtney Road & Wilkens Avenue  
Arbutus, Maryland 21227

Re: Petition for Variance  
E/S Courtney Rd., 400' SE of Wilkens Avenue  
St. Stephen Lutheran Church - Petitioner  
Case No. 84-72-A

Dear Sir:

This is to advise you that \$59.15 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

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

No. 121515

DATE 9/13/83 ACCOUNT R-01-615-000

AMOUNT \$59.15

RECEIVED Interstate Building Contractors, Inc.  
FOR Advertising & Posting Case No. 84-72-A  
(St. Stephen Lutheran Church)

017\*\*\*\*\*591515 813-A

VALIDATION OR SIGNATURE OF CASHIER

**Office of PATUXENT Publishing Corp.**  
10750 Little Patuxent Pkwy. Columbia, MD 21044

August 25 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE  
47330

was inserted in the following:  
 Catonsville Times  
 Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 22 day of August, 19 83, that is to say, the same was inserted in the issues of

August 25, 1983

PATUXENT PUBLISHING CORP.  
By *[Signature]*

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY, IN EQUITY

CERTIFICATE OF PUBLICATION OF

PETITION FOR VARIANCE  
13th Election District

ZONING: Petition for Variance

LOCATION: East side Courtney Road, 400 ft. Southeast of Wilkens Avenue

DATE & TIME: Tuesday, September 13, 1983 at 7:30 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 Variance to permit lot widths of 50 ft. in lieu of the required 55 ft.

The Zoning Regulation to be excepted as follows:  
Section 1B02.3C.1 - minimum lot widths in R. 5.5 zone

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In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

August 17, 1983

St. Stephen Lutheran Church  
Courtney Road & Wilkens Avenue  
Arbutus, Maryland 21227

NOTICE OF HEARING  
Re: Petition for Variance  
E/S of Courtney Rd., 400' SE of Wilkens Avenue  
St. Stephen Lutheran Church - Petitioner  
Case No. 84-72-A

TIME: 9:30 A.M.

DATE: Tuesday, September 13, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Interstate Building Contractors, Inc.  
c/o Theodore F. Stromberg, President  
9267 Baltimore National Pike  
Ellicott City, Maryland 21043

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 117696

DATE: 8/17/83 ACCOUNT: 13110000000000000000

RECEIVED FROM: 11/16/83

FOR: 11/16/83

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MD. AND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

September 14, 1983

Mr. Theodore F. Stromberg, President  
Interstate Building Contractors, Inc.  
9267 Baltimore National Pike  
Ellicott City, Maryland 21043

RE: Petition for Variance  
E/S of Courtney Rd., 400' SE  
of Wilkens Ave. - 13th Election  
District  
St. Stephen Lutheran Church -  
Petitioner  
NO. 84-72-A (Item No. 14)

Dear Mr. Stromberg:

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

Very truly yours,  
*[Signature]*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMJ/mc

Attachments

cc: Mr. Albert Arnold  
917 Courtney Road  
Baltimore, Maryland 21227

Mr. Arthur P. Dotterweich  
918 Courtney Road  
Baltimore, Maryland 21227

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

PETITION FOR VARIANCE  
13th Election District

ZONING: Petition for Variance

LOCATION: East side Courtney Road, 400 ft. Southeast of Wilkens Avenue

DATE & TIME: Tuesday, September 13, 1983 at 7:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 25, 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~~ once a week before the 12th day of September, 1983, the 7th publication appearing on the 23rd day of August, 19 83.

THE JEFFERSONIAN  
*[Signature]*  
Manager.

Cost of Advertisement, \$ 24.95

Mr. & Mrs. Robert W. Alt  
Courtney Rd & Wilkens Ave  
Baltimore, Md. 21227

Theodore F. Stromberg, Pres.  
Interstate Bldg. Contractors, Inc.  
9267 Baltimore National Pike  
Ellicott City, Md. 21043

Werner Klostall, Jr.  
4006 Chatham Rd 21043

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 12th day of July, 19 83

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner St. Stephen Luth. Church received by *[Signature]*  
Petitioner's Attorney Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 13th Date of Posting August 25, 1983

Posted for: Variances

Petitioner: St. Stephen Lutheran Church

Location of property: E/S of Courtney Rd. 400' SE of Wilkens Ave.

Location of Signs: E/S of Courtney Road approx. 450' SE of Wilkens Ave.

Remarks:

Posted by: *[Signature]* Date of return: September 7, 1983

Number of Signs: 1

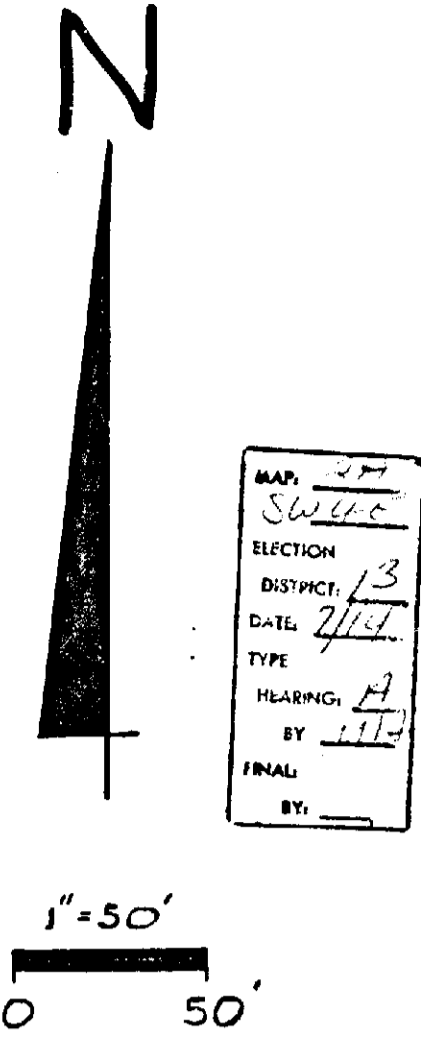
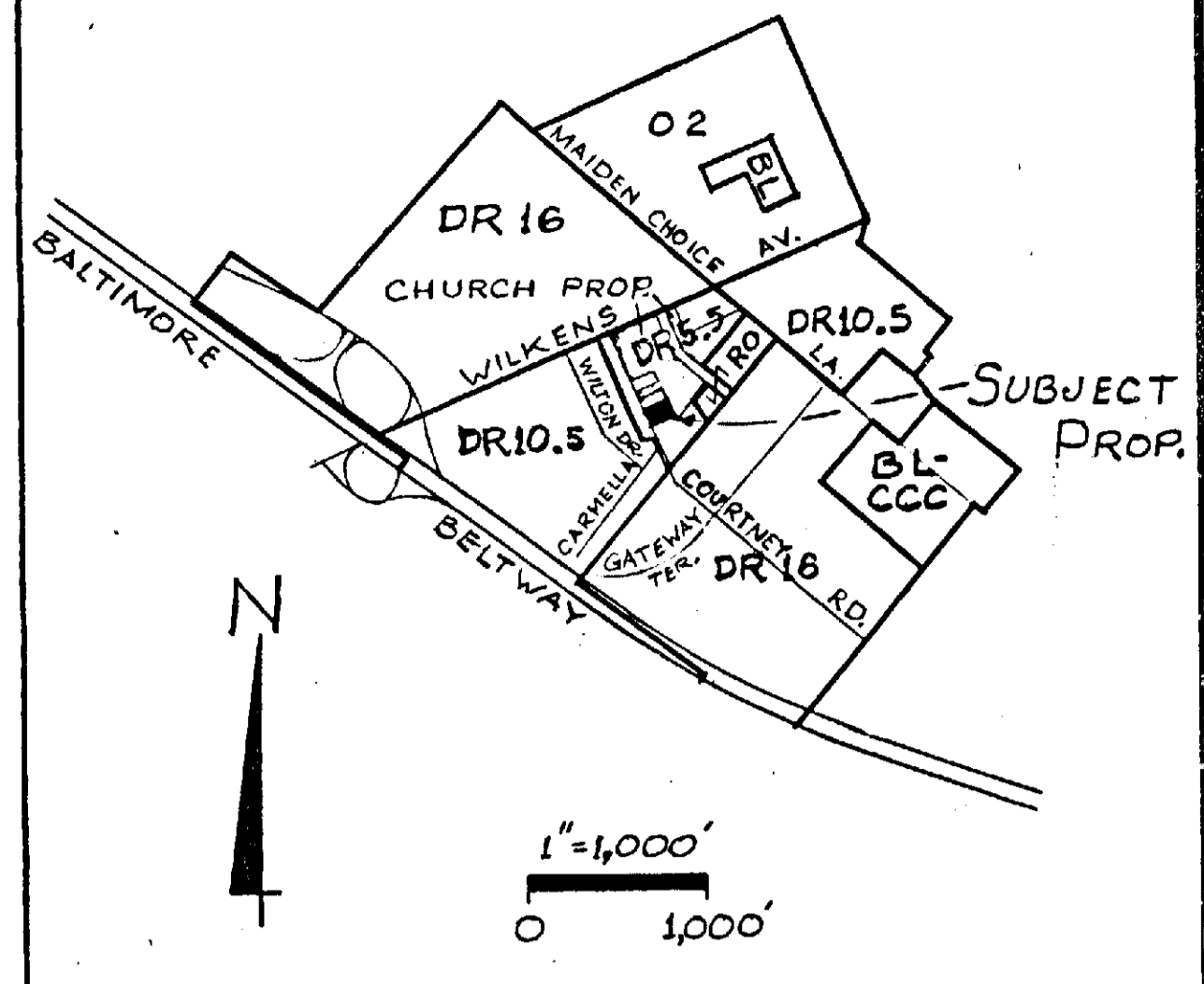
PLAT TO ACCOMPANY  
 PETITION FOR ZONING VARIANCE  
 TO PERMIT

**TWO LOTS OF 50' IN WIDTH  
 913 & 915 COURTNEY RD.**

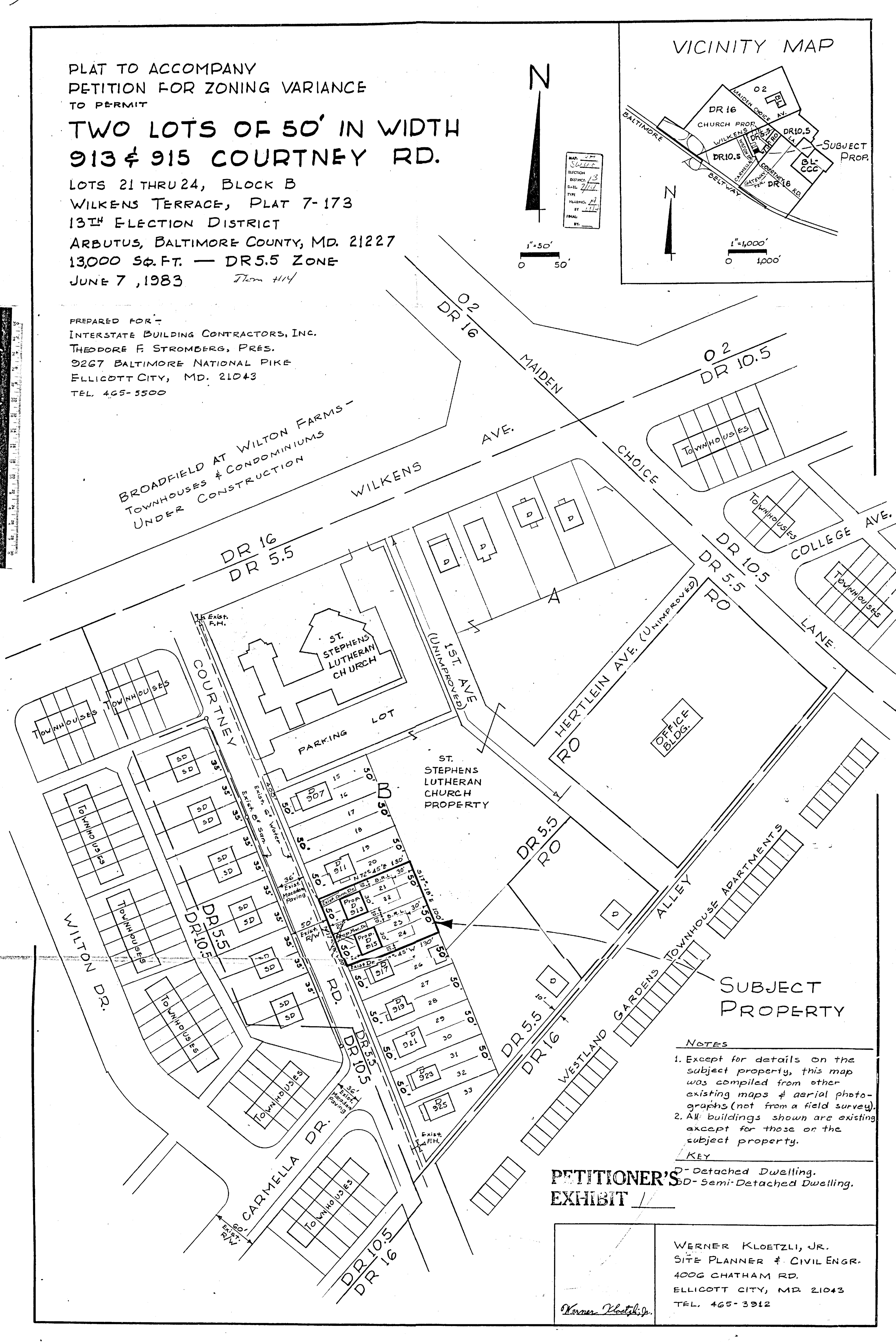
LOTS 21 THRU 24, BLOCK B  
 WILKENS TERRACE, PLAT 7-173  
 13<sup>TH</sup> ELECTION DISTRICT  
 ARBUTUS, BALTIMORE COUNTY, MD. 21227  
 13,000 SQ. FT. — DR 5.5 ZONE  
 JUNE 7, 1983 *Item #114*

PREPARED FOR:  
 INTERSTATE BUILDING CONTRACTORS, INC.  
 THEODORE F. STROMBERG, PRES.  
 9267 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MD. 21043  
 TEL. 465-5500

VICINITY MAP



BROADFIELD AT WILTON FARMS —  
 TOWNHOUSES & CONDOMINIUMS  
 UNDER CONSTRUCTION



- NOTES
1. Except for details on the subject property, this map was compiled from other existing maps & aerial photographs (not from a field survey).
  2. All buildings shown are existing except for those on the subject property.

KEY  
 D - Detached Dwelling.  
 SD - Semi-Detached Dwelling.

PETITIONER'S EXHIBIT

WERNER KLOETZLI, JR.  
 SITE PLANNER & CIVIL ENGR.  
 4006 CHATHAM RD.  
 ELLICOTT CITY, MD 21043  
 TEL. 465-3912

*Werner Kloetzli, Jr.*