

IN RE: PETITION FOR RESIDENTIAL VARIANCE BEFORE THE  
 2505 Ambler Court, 175' N of the  
 c/l of Ambler Road  
 12th Election District  
 7th Councilmanic District  
 Anthony Catalfo, et ux  
 Petitioners

ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Case No. 91-478-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioners herein request a variance to permit a side yard setback of 4 feet in lieu of the minimum required 10 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 20-127 (d)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 407.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

ORDER RECEIVED FOR FILING  
 Date 7/17/91  
 By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of July, 1991 that the Petition for Residential Variance to permit a side yard setback of 4 feet in lieu of the minimum required 10 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 60-day appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall not allow or cause the addition to be converted to a second dwelling unit and/or apartments. The subject dwelling shall contain only one kitchen.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

JRH:bjs

*J. Robert Haines*  
 J. ROBERT HAINES  
 Zoning Commissioner  
 for Baltimore County

ORDER RECEIVED FOR FILING  
 Date 7/17/91  
 By [Signature]

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21284 887-3353

July 17, 1991

Mr. & Mrs. Anthony Catalfo  
 2505 Ambler Court  
 Baltimore, Maryland 21222

RE: PETITION FOR RESIDENTIAL VARIANCE  
 2505 Ambler Court, 175' N of the c/l of Ambler Road  
 (2505 Ambler Court)  
 12th Election District - 7th Councilmanic District  
 Anthony Catalfo, et ux - Petitioners  
 Case No. 91-478-A

Dear Mr. & Mrs. Catalfo:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*J. Robert Haines*  
 J. ROBERT HAINES  
 Zoning Commissioner  
 for Baltimore County

JRH:bjs

cc: Mr. Stuart Sandler  
 Giant Building, 407 Reisterstown Road, Baltimore, Md. 21208

People's Counsel  
 File

**PETITION FOR RESIDENTIAL VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

91-478-A

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, petition for a Variance from Section

VARIANCE FROM SECTION 1B02-3 C. 1 TO ALLOW A SIDE YARD SETBACK  
 OF 4' IN LIEU OF 10' IN A DR. S.S. ZONE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason(s):  
 (Indicate hardship or practical difficulty)

HARDSHIP-ELDERLY COUPLE NEED EXPANSION FOR EASIER MOBILITY, PRACTICAL DIFFICULTY: CANNOT EXPAND TOWARDS BACK OF HOUSE BECAUSE BASEMENT STAIR WELL IS ADJACENT TO BACK WALL.

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

I, or we, agree to pay expense of the above Variance posting and, if necessary, advertising, 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 \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/State/Zip Code \_\_\_\_\_  
 Attorney for Petitioners:  
 (Type or Print Name) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/State/Zip Code \_\_\_\_\_  
 Attorney's telephone number \_\_\_\_\_

Legal Owner(s):  
 MR. ANTHONY CATALFO  
 (Type or Print Name) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 MRS. YSLEETA CATALFO  
 (Type or Print Name) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 2505 Ambler Court 288-3816  
 Address Baltimore, MD 21222  
 City/State/Zip Code \_\_\_\_\_  
 Home, address and phone number of legal owner, contract purchaser or representative to be contacted. \_\_\_\_\_  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/State/Zip Code \_\_\_\_\_

ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of July, 1991, that the subject matter of this petition be posted on the property on or before the 17th day of July, 1991.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of July, 1991, 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 the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 17th day of July, 1991, at 4:00 o'clock.

ESTIMATED LENGTH OF HEARING: 4-1/2 HR. + 1 HR.  
 ALL INFORMATION TO BE PROVIDED TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
 REVISIONS BY: [Signature] DATE: 7/17/91  
 ORDER RECEIVED FOR FILING  
 Date 7/17/91  
 By [Signature]

**AFFIDAVIT**

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE  
 91-478-A

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(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/du presently or upon settlement will reside at 2505  
 Ambler Court, Baltimore, MD 21222  
 (Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

HARDSHIP-ELDERLY COUPLE NEED EXPANSION FOR  
 EASIER MOBILITY. PRACTICAL DIFFICULTY: CANNOT  
 EXPAND TOWARDS BACK OF HOUSE BECAUSE BASEMENT STAIR  
 WELL IS ADJACENT TO BACK WALL.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

*Anthony Catalfo*  
 AFFIANT (Handwritten Signature)  
*Ysleeta M. Catalfo*  
 AFFIANT (Handwritten Signature)

AFFIANT (Printed Name) \_\_\_\_\_  
 AFFIANT (Printed Name) \_\_\_\_\_

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of July, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared \_\_\_\_\_

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

DATE \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

471

91-478-A

BEGINNING for the same thereof all that lot of ground known and designated as No. 18 in E165W No. D as shown on a plat entitled "Lynchwood" which Plat is recorded among the Plat Records of Baltimore County in Plat Book T.B.S. No. 16 Folio 89. The improvements thereon being known as No. 2505 Ambler Court.

being one of the lots in an Agreement dated September 4, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1072; Folio 516 from Harry D. Warkner to Sherwood Estates, Inc.

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 12th Date of Posting: 7/17/91  
 Posted for: Anthony Catalfo  
 Petitioner: Anthony Catalfo  
 Location of property: 2505 Ambler Ct., 175' N of the c/l of Ambler Rd.  
 Location of sign: 2505 Ambler Ct.  
 Remarks: \_\_\_\_\_  
 Posted by: [Signature] Date of return: 7/17/91  
 Number of Signs: 1

**Baltimore County**  
 Zoning Commissioner  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

Account: R-001-4150  
 Number: \_\_\_\_\_

DATE: \_\_\_\_\_

PUBLIC HEARING FEES	RTY	OFFICL
10 - ZONING VARIANCE (INL)	X	\$25.00
00 - POSTING SIGNS / ADVERTISING	X	\$35.00
TOTAL:		\$60.00

LAST NAME OF OWNER: CATALFO

0440480120MICHCRC \$60.00  
 Please Make Checks Payable To: Baltimore County 011145A06-06-91

**COPY**

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management  
 Office of Planning & Zoning  
 111 West Chesapeake Avenue  
 Towson, MD 21284  
 July 24, 1991

Mr. & Mrs. Anthony Catalfo  
 2505 Ambler Court  
 Baltimore, Maryland 21222

Re: CASE NUMBER: 91-478-A  
 LOCATION: 2505 Ambler Court, 175' N of c/l Ambler Road  
 2505 Ambler Court

Dear Petitioner(s):  
 Please be advised that your petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 26, 1991. The last date (closing date) on which a neighbor may file a formal request for hearing is July 11, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reposting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be void and incur a \$25.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.
- 2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,  
 S. G. Stephens  
 (301) 887-1391

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21284

887-3353

July 1, 1991

Mr. & Mrs. Anthony Catalfo  
2505 Ambler Court  
Baltimore, MD 21222

RE: Item No. 471, Case No. 91-478-A  
Petitioner: Anthony Catalfo, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Catalfo:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21284

887-3353

July 1, 1991

Your petition has been received and accepted for filing this 6th day of June, 1991.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:  
*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Anthony Catalfo, et ux  
Petitioner's Attorney:

Baltimore County Government  
Fire Department

700 East Poplar Road, Suite 901  
Towson, MD 21286-5500

801-887-4500

JUNE 21, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ANTHONY CATALFO  
Location: #2505 AMBLER COURT  
Item No.: 471 Zoning Agenda: JUNE 25, 1991

Gentlemen:

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

7. The Fire Prevention Bureau has no comments at this time.

Reviewed by:  
*Carl Joseph Kelly*  
Planning Group  
Special Inspection Division

Noted and  
Approved  
Fire Prevention Bureau

JR/KER

*Rec'd  
4/25/91*

July 12 91-478-A

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 9, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for June 25, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 463, 464, 465, 471, 478, 480, 484, 485, 487, 488, 489.

For Items 476 and 490, the previous County Review Group Meeting Comments still apply.

For Items 481, 482 and 486, County Review Group Meetings may be required.

For Item 481, Cockeysville Road is an existing road, and no further improvements are required at this time.

In addition, entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Also, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 482, Hammonds Ferry Road and Second Avenue are existing roads, and no further improvements are requested at this time.

However, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 486, Pulaski Highway (U.S. Route 40) is a State Road and any improvements, including entrances, are subject to requirements and approval of the State Highway Administration.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21284

887-3353

June 11, 1991

Anthony Catalfo  
Isabella Catalfo  
2505 Ambler Court  
Baltimore, MD 21222

91-478-A

RE: Petition Filed in Zoning Office  
Item Number 471

Dear Petitioner:

This letter is to inform you that, due to a technical problem, your Petition for Residential Variance has not been placed on the agenda for the week of June 18, 1991. According to our records, this Petition was filed on June 6, 1991 with John R. Alexander.

In order for this Petition to be placed on the next agenda, you must contact Mr. Alexander at 887-3391 to rectify the problem.

Very truly yours,  
*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:scj

Plat to accompany Petition for Zoning  Variance  Special Hearing

PROPERTY ADDRESS: *2505 Poplar Ct* see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: *2400001*  
plat book # *16*, folio # *23*, lot # *16*, section *Binalo*

OWNER: *Anthony Catalfo* *Petitioner's Exhibit 1*

91-478-A

Scale of Drawing: 1" = 30'

North

date: \_\_\_\_\_ prepared by: \_\_\_\_\_

LOCATION INFORMATION

Councilmanic District: *7*  
Election District: *12*  
1"-200' scale map: *SE 25*  
Zoning: *R-1*  
Lot size: *4700* square feet

SEWER:  WATER:   
Chesapeake Bay Critical Area:   
Prior Zoning Hearings: *10*

Zoning Office USE ONLY!  
reviewed by: *SRJ* ITEM #: *471* CASE#: \_\_\_\_\_

CASE NUMBER 91-478-A

PETITIONER'S EXHIBIT # 2

CASE NUMBER 91-478-A

PETITIONER'S EXHIBIT # 3



471

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOCRAPHIC MAP 91-478-A

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT	S.E.
DATE OF PHOTOGRAPHY	GRAY MANOR	2-F
JANUARY 1986		