

IN RE: PETITION FOR ADMINISTRATIVE \* BEFORE THE  
ZONING VARIANCE  
S/S Candytuft Road, 213 ft. W \* ZONING COMMISSIONER  
of c/l Benwell Road  
225 Candytuft Road \* OF BALTIMORE COUNTY  
4th Election District  
3rd Councilmanic District \* Case No. 96-521-A  
Vibja Klein-Lewis  
Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Vibja Klein-Lewis for that property known as 225 Candytuft Road in the Suburbia subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an attached carport open at the sides to be 1 ft. from the side property line, in lieu of the required 7.5 ft., in a D.R.5.5 zone. The subject property and requested relief is more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

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

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance 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, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date

By

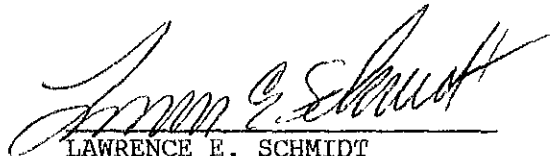
MICROFILMED

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of July, 1996 that the Petition for a Zoning Variance from Section 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an attached carport open at the sides to be 1 ft. from the side property line, in lieu of the required 7.5 ft., in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING  
Date 7/24/96  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 23, 1996

Mrs. Vibja Klein-Lewis  
225 Candytuft Road  
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance  
Case No. 96-521-A  
Property: 225 Candytuft Road

Dear Mrs. Klein-Lewis:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

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# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

225 Candytuft Road

which is presently zoned D.R. 5.5

96-521-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s) SEC. 301.1A to ALLOW AN

ATTACHED CARPORT OPEN AT THE SIDE TO BE 1 FT. FROM THE  
SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 7.5 FT. IN A D.R. 5.5  
ZONE

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

- ① TO BUILD A DETACHED CARPORT IN THE REAR WOULD DESTROY THE EXISTING GARDEN.
- ② IT WOULD BE DIFFICULT TO DO SO BECAUSE THE REAR YARD SLOPE IS TOO GREAT BEHIND THE HOUSE.
- ③ PROTECTION FROM WEATHER.

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/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City State Zipcode

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.

Legal Owner(s):

Mrs. Vilja Klein-Lewis

(Type or Print Name)

Signature

(Type or Print Name)

Signature

225 Candytuft Rd (410)  
833-7438 (WH)

Address

Phone No.

Reisterstown, Md. 21136

City

State

Zipcode

Name, Address and phone number of representative to be contacted. If

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

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Zoning Commissioner of Baltimore County

REVIEWED BY: JM DATE: 6-25-96

ESTIMATED POSTING DATE: 7-7-96

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 510

# Affidavit in support of Administrative Variance

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 that 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/do presently reside at 225 Candytuft Rd.  
address  
Reisterstown, Md. 21136  
City State Zip Code

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

SEE REVERSE

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

Vilja Klein-Lewis  
(signature)  
Vilja Klein-Lewis  
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of June, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Vilja Klein-Lewis

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due 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.

6/17/96  
date

Pamela Marshall  
NOTARY PUBLIC

My Commission Expires:

My Comm. Expires Jan 6, 1999

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96-521-A

ZONING DESCRIPTION  
FOR  
225 CANDYTUFT ROAD  
REISTERSTOWN, MARYLAND, 21136

Beginning at a point on the south side of Candytuft Road which is 50 feet wide at the distance of 213 feet west of the centerline of the nearest improved intersecting street Benwell Road, which is 50 feet wide. Being Lot# 5, Block I, Section# 4 in the subdivision of Suburia as recorded in Baltimore County Plat Book# 29, Folio# 148, containing 6893 S.F. Also known as 225 Candytuft Road and located in the 4th Election District, ~~3rd~~ Councilmanic District.

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510

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

District 11th Date of Posting 7/6/96  
Posted for: Variance  
Petitioner: Vibig Klein-Lewis  
Location of property: 225 Condy Tapt Rd.  
Location of Signs: Facing roadway on property being posted  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: 7/17/96  
Number of Signs: 1

**MICROFILMED**

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FIN. & REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 300-1

DATE 6-2-96 ACCOUNT R-00101

**RV +  
Sign**

AMOUNT \$ 55.00  
RECEIVED FROM: RV + Sign  
225 Condy Tapt Rd  
Old P.O. Box (Home)  
430 1 Sign

FOR: [Signature]

**MICROFILMED**

03A9180049MICHR  
BA 1011:35AM06-25-96

\$15.00

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

510-3121



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 510 Petitioner: KLEIN-LEWIS

Location: 225 CANDYTUFF RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mrs. KLEIN-LEWIS

ADDRESS: 225 CANDYTUFF RD.

BACT. FLD. 21222.

PHONE NUMBER: 410-833-7438.

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 3, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-521-A (Item 510)  
225 Candytuft Road  
S/S Candytuft Road, 213' W of c/l Benwell Road  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Vibja Klein-Lewis

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 6, 1996. The closing date (July 22, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Vibja Klein-Lewis

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 18, 1996

Mrs. Vibja Klein-Lewis  
225 Candytuft Road  
Reisterstown, MD 21136

RE: Item No.: 510  
Case No.: 96-521-A  
Petitioner: Vibja Klein-Lewis

Dear Mrs. Klein-Lewis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 25, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

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PERMIT #: B 260240  
SCRIPT #: 11 288717  
CONTROL #: NREP  
REF #:

SE: 163 45  
AID: 163  
AID BY: Haji  
INSPECTOR:

HAVE CAREFULLY READ THIS APPLICATION  
SO KNOW THE SAME IS CORRECT AND TRUE,  
SO THAT IN DOING THIS WORK ALL PROVI-  
SIONS OF THE BALTIMORE COUNTY CODE AND  
APPROPRIATE STATE REGULATIONS WILL BE  
COMPLIED WITH WHETHER HEREIN SPECIFIED  
OR NOT AND WILL REQUEST ALL REQUIRED  
INSPECTIONS.

BUILDING 1 or 2 FAM  
CODE CODE  
BOCA CODE

TYPE OF IMPROVEMENT

☒ NEW BLDG CONST  
☐ ADDITION  
☐ ALTERATION  
☐ REPAIR  
☐ WRECKING  
☐ MOVING  
☐ OTHER

TYPE OF USE

RESIDENTIAL

1. ☒ ONE FAMILY  
2. ☐ TWO FAMILY BASEMENT: 65  
3. ☐ THREE AND FOUR FAMILY  
4. ☐ FIVE OR MORE FAMILY  
(ENTER NO UNITS)  
5. ☐ SWIMMING POOL  
6. ☐ GARAGE  
7. ☐ OTHER

TYPE FOUNDATION

☒ SLAB  
☒ BLOCK  
☐ CONCRETE

BASEMENT

1. ☒ FULL  
2. ☐ PARTIAL  
3. ☐ NONE

TYPE OF CONSTRUCTION

☒ MASONRY  
☒ WOOD FRAME  
☐ STRUCTURE STEEL  
☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☒ GAS 3. ☐ ELECTRICITY  
2. ☒ OIL 4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☒ PUBLIC SEWER ☒ EXISTS ☐ PROPOSED  
2. ☐ PRIVATE SYSTEM  
☐ SEPTIC ☐ EXISTS ☐ PROPOSED  
☐ PRIVY ☐ EXISTS ☐ PROPOSED

CENTRAL AIR: 1. Y 2. N  
ESTIMATED COST: \$8,000  
MATERIALS AND LABOR

PROPOSED USE: SFD  
EXISTING USE: SFD To Be Razed B 260238

OWNERSHIP

1. ☒ PRIVATELY OWNED 2. ☐ PUBLICLY OWNED 3. ☐ SALE 4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE

DEFF: #1BED: 3 #2BED: 2 #3BED: 1 TOT BED: 6 TOT APTS/CONDOS: 1 6. ☐ MIRISE

GARAGE DISPOSAL 1. ☒ 2. ☐ N BATHROOMS 2 CLASS 34 FOLIO 056 SECT B  
POWDER ROOMS 1 KITCHENS 1 LIBR 12

BUILDING SIZE 3385 LOT SIZE AND SETBACKS 9200#  
FLOOR 2854# SIZE 50 Wide  
WIDTH 27' 32 FRONT STREET  
DEPTH 42' SIDE STREET  
HEIGHT 30' 29 FRONT SETBK 74  
STORIES 1 1/2 SIDE SETBK 145/10  
LOT # 31 SIDE STR SETBK  
CORNER LOT REAR SETBK 25  
Y 2. ☒ N ZONING DRB.5

APPROVAL SIGNATURES DATE  
BLD INSP: 120 OK to File Plans: 2/9/96  
BLD PLAN: 120 OK to File Plans: 2/9/96  
FIRE: 4/16 NC  
LEED CTL: 4/16 NC  
ZONING: 4/16 NC  
PUB SERV: 4/16 NC  
ENVRMNT: 4/16 NC  
PERMITS: 4/16 NC

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Need Setbacks On Site Plans.

HISTORIC DISTRICT/BLDG.

PROPERTY ADDRESS 7134 Greenbank Rd. 21220 YES ☐ NO ☒  
SUITE/SPACE/FLOOR  
SUBDIV: OLIVER BEACH DO NOT KNOW  
TAX ACCOUNT #: 15-13-401430 DISTRICT/PRECINCT  
OWNER'S INFORMATION (LAST FIRST)  
NAME: DOROTHEA M. FERTITTA  
ADDR: 7134 Greenbank Rd. Balto, MD 21220

APPLICANT INFORMATION

NAME: DOROTHEA M. Fertitta  
COMPANY:  
STREET 7134 Greenbank Rd.  
CITY, ST, ZIP BALTO, MD. 21220  
PHONE #: 301-866-3975 MHIC LICENSE #:  
APPLICANT  
SIGNATURE: Dorothea Fertitta TRACT: BLOCK:  
PLANS: CONST 2 PLOT 2 PLAT DATA EL 1 PL 1  
TENANT  
\*CONTR: DOROTHEA M. FERTITTA (Owner)  
ENGR:  
SELLR:

DOES THIS BLDG.  
HAVE SPRINKLERS  
YES ☐ NO ☒

DESCRIBE PROPOSED WORK:

Construct SFD w/ Fireplace (No Projection), Open  
PAVEL #445 Construct 16 City Frame Structure 32' x 42' x 29'  
32' x 42' x 29' = 3,385#

20' x 42' x 29' = 3,385# Construct SFD w/ Fireplace (No Projection), Open  
WOOD Deck on Front, 3 - Bdrms.

EX. GRO. ELEV = 14' NON-RESIDENTIAL 32' x 42' x 29' = 3,385#

1. ☒ ONE FAMILY 08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY Refer To  
2. ☐ TWO FAMILY BASEMENT: 65 09. ☐ CHURCH, OTHER RELIGIOUS BUILDING  
3. ☐ THREE AND FOUR FAMILY 10. ☐ FENCE (LENGTH HEIGHT) B 260238 For  
4. ☐ FIVE OR MORE FAMILY 11. ☐ INDUSTRIAL, STORAGE BUILDING  
(ENTER NO UNITS) 12. ☐ PARKING GARAGE Razing  
5. ☐ SWIMMING POOL 13. ☐ SERVICE STATION, REPAIR GARAGE  
6. ☐ GARAGE 14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME  
7. ☐ OTHER 15. ☐ OFFICE, BANK, PROFESSIONAL  
16. ☐ PUBLIC UTILITY  
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL  
18. ☐ SIGN  
19. ☐ STORE MERCANTILE RESTAURANT  
20. ☐ SWIMMING POOL SPECIFY TYPE  
21. ☐ TANK, TOWER  
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)  
23. ☐ OTHER

TYPE OF CONSTRUCTION

☒ MASONRY  
☒ WOOD FRAME  
☐ STRUCTURE STEEL  
☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☒ GAS 3. ☐ ELECTRICITY  
2. ☒ OIL 4. ☐ COAL

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LOT # 31 SIDE STR SETBK  
CORNER LOT REAR SETBK 25  
Y 2. ☒ N ZONING DRB.5

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BLD PLAN: 120 OK to File Plans: 2/9/96  
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LEED CTL: 4/16 NC  
ZONING: 4/16 NC  
PUB SERV: 4/16 NC  
ENVRMNT: 4/16 NC  
PERMITS: 4/16 NC

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Need Setbacks On Site Plans.

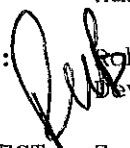
John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: July 16, 1996

FROM:  Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
For July 15, 1996  
Item Nos. 510, 511, 512, 513, 515, 516,  
518, & 521

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE17

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Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 07/12/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: PAUL E. FEILD, JR.

Location: E/S HARFORD RD., 510' FROM CENTERLINE SUNSHINE AVE.  
(12619 HARFORD RD.)

Item No.: 509

Zoning Agenda: VARIANCE

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.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 510, 511, 512, 513, 514, 515,  
516, 517, 518, 519, 520, 521, 522, 523, 524 AND 525.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 7-9-96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: 7-8-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

|     |     |
|-----|-----|
| 510 | 521 |
| 511 | 522 |
| 513 | 523 |
| 514 | 524 |
| 515 | 525 |
| 516 |     |
| 517 |     |
| 519 |     |

RBS:sp

BRUCE2/DEPRM/TXTSBP

*R. Bruce Seeley*  
7-9-96

MICROFILMED

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:      Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   July 9, 1996

FROM:   Pat Keller, Director  
         Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos.   497, 501, 509, 510, 512, 514, 515, 517, 518, 519 and 520

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Caryl L. Kerns*

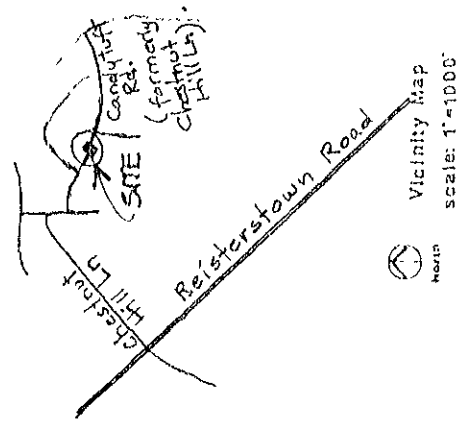
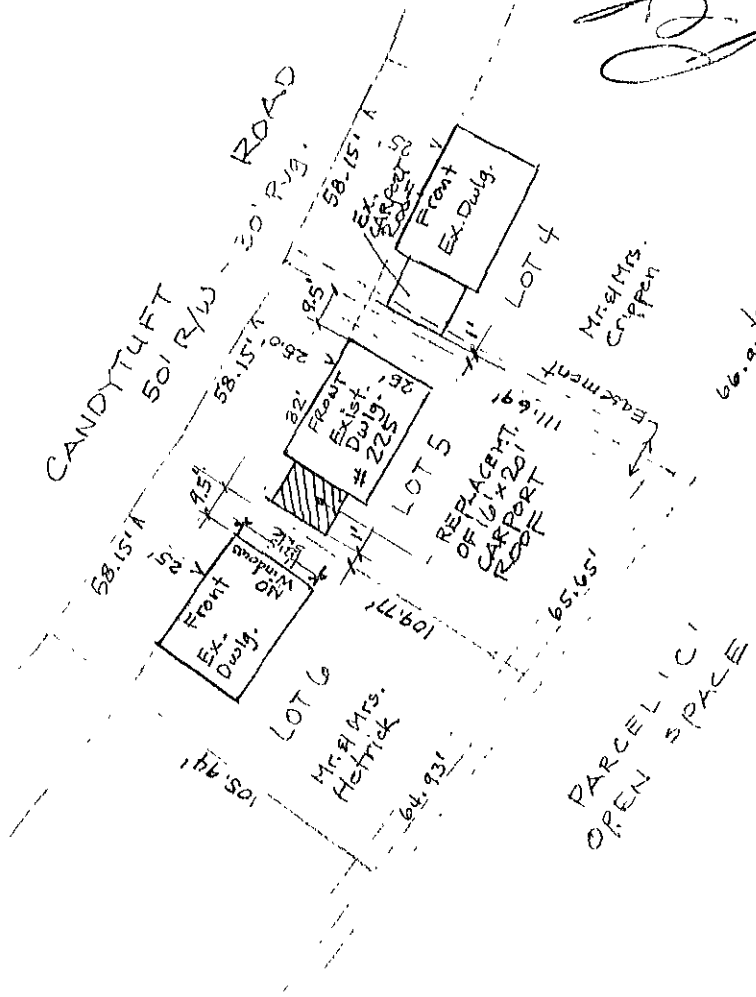
PK/JL

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 225 Candytuft Road see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: SUBURBIA  
 plat book # 29, folio # 148, lot # 5, section # 4  
 OWNER: Mrs. Gregg W. Lewis

96-521-A



## LOCATION INFORMATION

Election District: 4  
 Councilmanic District: 3  
 1"=200' scale map: NW 1/4-1  
 Zoning: DR 5.5  
 Lot size: .16 AC. 6893 SF  
 acreage square feet  
 Public Private  
 SEWER: ☒ ☐  
 WATER: ☒ ☐  
 Chesapeake Bay Critical Area: ☐ ☒  
 Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

Reviewed by: SPH ITEM #: 510  
 CASE #:



North  
 date: 6/1/96  
 prepared by: NKL

Scale of Drawing: 1"=50'

MICROFILMED

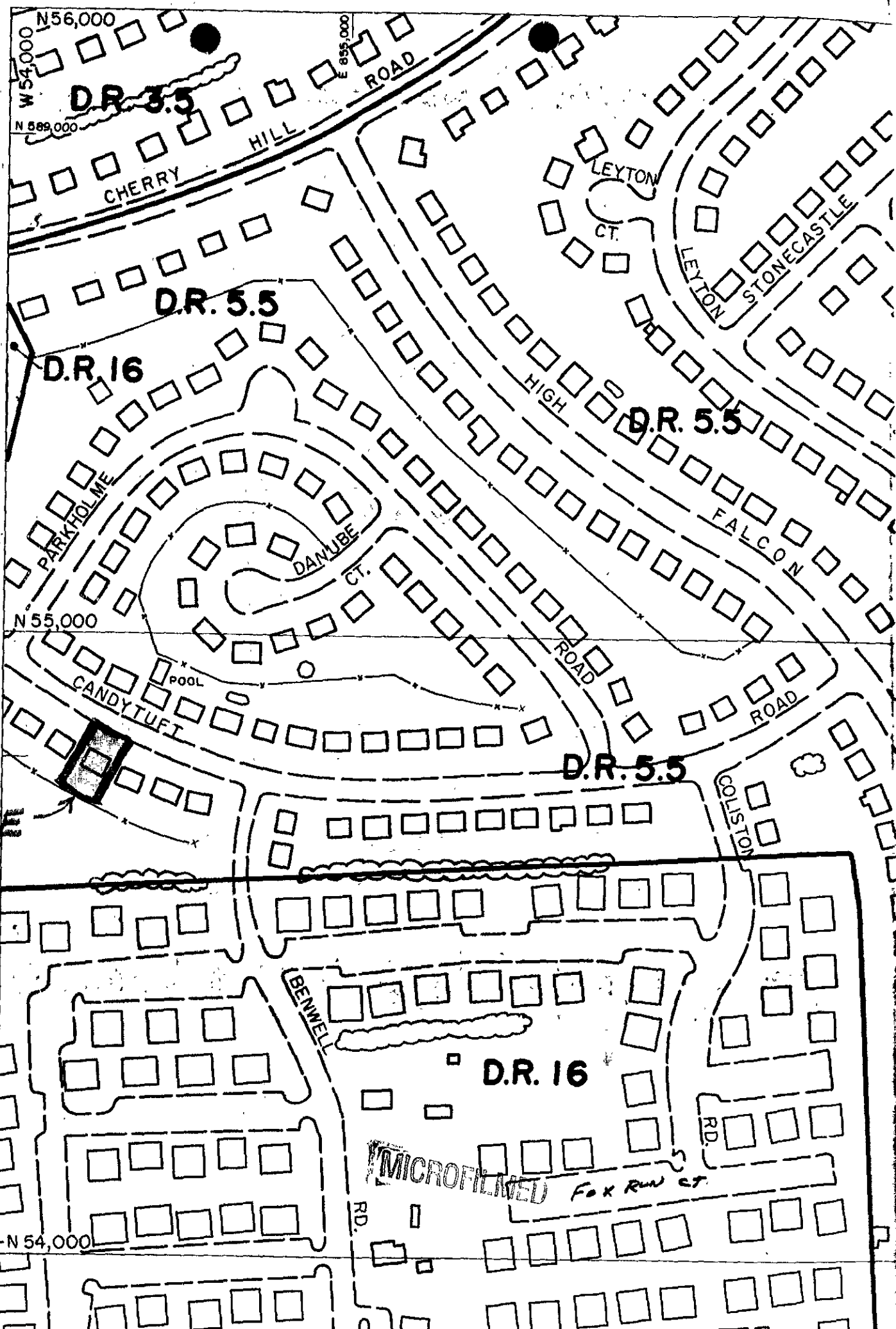


1" = 200'  
NW 14-I

96-521-A

510

(SHEET NW-14-J)



# ZONING MAP

|  |                                              |                                       |                         |
|--|----------------------------------------------|---------------------------------------|-------------------------|
|  | SCALE<br>1" = 200'                           | LOCATION<br><br>DELIGHT<br>GWYNNBROOK | SHEET<br><br>NW<br>14-1 |
|  | DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |                                       |                         |

Please notes - NO Windows - entire facade of 223 facing 225 Candytuft Rd.



← Pond (8'x4')  
6/25/96  
225 CANDYTUFT RD.  
(REAR VIEW)  
510



221 Candytuft Rd.  
(Front View)  
6/25/96



← 223  
225 Candytuft Rd.  
Rear View  
(Carport Roof prior to  
Replacement)  
227 ->

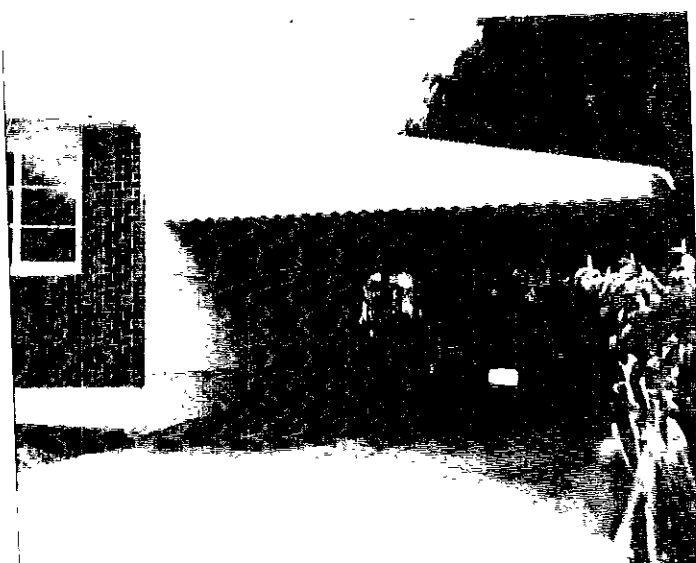


96 521-11



EXISTING SIMILAR  
STRUCTURES IN  
IMMEDIATE NEIGHBORHOOD

510



227 Candyloft Rd.  
(Front View)

6/25/96

510

558 - 361

361

privileges appurtenances and advantages to the same belonging or any wise appertaining to Hare and H. Hold the said lot of ground and premises above described and mentioned and hereby intended to be conveyed together with the rights privileges appurtenances and advantages thereof belonging or appertaining unto and to the proper use and profit of the said Charles D. Moser and Belle Moser his wife as tenants by which they assign the survivor of them his or her heirs and assigns in fee simple.

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

Witness the hands and seals of said grantors

Test  
J. Smith Orrick

Edwin R. Stringer (Seal)  
Blanche H. Stringer (Seal)

State of Maryland

Baltimore County

To Wit

I Herby certify that on this first day of August in the year one thousand nine hundred and twenty-two before me the subscriber a Justice of the Peace of the State of Maryland in and for Baltimore County aforesaid personally appeared Edwin R. Stringer and Blanche H. Stringer his wife the above named grantors and severally acknowledged the foregoing deed to be their act.

As Witness my hand

J. Smith Orrick, J.P.

Recorded Aug 3, 1922 at 9.30 A.M. Exam.  
per William P. Cole Clerk

4553  
6428  
8/100

Ida Grace Parish et al { This Deed made this  
Deed to { 2nd day of August  
Dumbarton Corporation { in the year one thousand

his wife, have by deed dated the seventh day of May 1897 and duly recorded or intended so to be in the Land Records of Baltimore County granted unto the Baltimore and Northern Electric Railway Company a right of way over certain portions of the Easternmost side of that portion of the road lying south of the Court Road as set forth in said deed said right of way being about 1272 feet long and 24 feet wide with necessary slopes. But it is distinctly understood and agreed as a condition of this deed, that no Electric railroad or other surface railroad shall be at any time constructed over that portion of said road which lies north of the road leading from the road known as the Court Road, without the consent of the parties hereto of the first part their heirs and assigns; and if the said party of the second part, or its successors at any time authorize the construction of an Electric or other surface railroad on said portion of said road, that that portion of said road shall at once revert to the said parties of the first part their heirs and assigns, as if this deed had never been made. Witness the hands and seals of the said parties of the first and second parts hereto.

Test: as to

John Waters and

Mary E Waters

James E. Ingram Jr

as to

James E. Ingram and

Mary A. Ingram

James E. Ingram Jr

do

do

James E. Ingram Jr.

do

do

do

John Waters

Seal

Mary E Waters

Seal

James E. Ingram

Seal

Mary A. Ingram

Seal

Charles F. Cockey Sr

Seal

Orath C. Cockey

Seal

William B. Cockey

Seal

Arnie C. Riggert

Seal

Thomas B. Cockey

Seal

Mary W. Cockey

Seal

Charles F. Cockey Jr

Seal