

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
 SW/S Walnut Avenue, 200' NW of \* DEPUTY ZONING COMMISSIONER  
 the c/l of Cedar Lane \* OF BALTIMORE COUNTY  
 (1920 Walnut Avenue) \* Case No. 97-405-A  
 12th Election District \*  
 7th Councilmanic District \*  
 Raymond T. Stefanski, et ux \*  
 Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 1920 Walnut Avenue, located in the vicinity of Holabird Avenue in Dundalk. The Petition was filed by the owners of the property, Raymond T. and Maureen T. Stefanski. The Petitioners seek relief from Sections 301.1.A and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0 feet in lieu of the minimum required 7.5 feet for a proposed carport. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. 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 surrounding community and should therefore be granted. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. In the opinion of the Deputy Zoning Commissioner, the

ORDER RECEIVED FOR FILING

Date

By

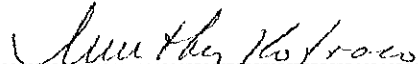
4/21/99  
 [Signature]

information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R.

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.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of April, 1997 that the Petition for Administrative Variance seeking relief from Sections 301.1.A and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0 feet in lieu of the minimum required 7.5 feet for a proposed carport, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

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 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 21, 1997

Mr. & Mrs. Raymond T. Stefanski  
1920 Walnut Avenue  
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
SW/S Walnut Avenue, 200' NW of the c/l of Cedar Lane  
(1920 Walnut Avenue)  
12th Election District - 7th Councilmanic District  
Raymond T. Stefanski - Petitioners  
Case No. 97-405-A

Dear Mr. & Mrs. Stefanski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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 the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1920 WALNUT AVE  
which is presently zoned RESIDENTIAL DR5.5

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) LB02.3.C.1; BC2R, TO

PERMIT A SIDEYARD SETBACK OF 0' FOR A CARPORT IN LIEU OF THE REQUIRED 7.5' (301.1A; BC2R).

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

NOT ENOUGH ROOM ALLOWED WITH ORIGINAL LOT SIZE TO ALLOW A CAR PORT. (SEE REVERSE)

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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

RAYMOND T. STEFANSKI

(Type or Print Name)

Signature

MAUREEN T. STEFANSKI

(Type or Print Name)

Signature

1920 WALNUT AVE

Address

284-7430

288-1178

Phone No

BALTO

City

MD

State

21222

Zipcode

Name Address and phone number of representative to be contacted

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 \_\_\_\_\_ 9\_\_\_ 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

Zoning Commissioner of Baltimore County

REVIEWED BY: JAM DATE: 3-20-97

ESTIMATED POSTING DATE: 4-14-97

Printed with Soybean Ink on Recycled Paper

ITEM #: 405

ORDER RECEIVED FOR FILING

Date



4/21/97

Rep

# 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 1920 WALNUT AVE.  
address  
BALTO. MD. 21222  
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)

WE WISH TO BUILD A CAR PORT ON THE ~~LEFT~~ RIGHT LEFT  
SIDE OF OUR HOUSE + THERE WAS NOT ALLOWED  
ENOUGH ROOM ON SIDE OF LOTS TO ALLOW THEM,  
WE HAVE 4 CHILDREN + NEED COVERAGE FROM THE  
ELEMENT FOR UNLOADING + LOADING <sup>the car</sup> OUR NEIGHBOR'S  
OF 17 YRS TOM + JOYCE TOLLEY HAVE NO PROBLEM  
WITH THE BUILDING OF A CAR PORT. TO THE PROPERTY  
LINE DEVIDING OUR LOTS.

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.

Raymond T. Stefanski  
(signature)  
RAYMOND T STEFANSKI  
(type or print name)



Maureen T. Stefanski  
(signature)  
MAUREEN T STEFANSKI  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11<sup>th</sup> day of March, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Raymond T Stefanski & Maureen T Stefanski

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.

3-11-97  
date

Belinda Jensen  
NOTARY PUBLIC  
My Commission Expires: 4-1-00

# 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 1920 WALNUT AVE.  
address

BALTO. MD. 21222  
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)

WE WISH TO BUILD A CAR PORT ON THE ~~LEFT~~ ~~RIGHT~~ LEFT  
SIDE OF OUR HOUSE + THERE WAS NOT ALLOWED  
ENOUGH ROOM ON SIDE OF LOTS TO ALLOW THEM,  
WE HAVE 4 CHILDREN + NEED COVERAGE FROM THE  
ELEMENT FOR UNLOADING + LOADING <sup>FROM</sup> OUR NEIGHBOR'S  
OF 17 YRS TOM + JOYCE TOLLEY HAVE NO PROBLEM  
WITH THE BUILDING OF A CAR PORT. TO THE PROPERTY  
LINE DIVIDING OUR LOTS.

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.

Raymond T. Stefanski  
(signature)  
RAYMOND T STEFANSKI  
(type or print name)



Maurice T. Stefanski  
(signature)  
MAURICE T. STEFANSKI  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11<sup>th</sup> day of March, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Raymond T. Stefanski + Maurice T. Stefanski

the Affiant(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.

3-11-97  
date

[Signature]  
NOTARY PUBLIC

My Commission Expires: 4-1-08



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1920 WALNUT AVE  
which is presently zoned RESIDENTIAL OR S.5

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) 1802.3.C.1; BCZR, TO PERMIT  
A SIDEYARD SETBACK OF 0' <sup>FOR A CARPORT</sup> IN LIEU OF THE REQUIRED  
7.5' (301.1A; BCZR).

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

NOT ENOUGH ROOM ALLOWED WITH ORIGINAL LOT SIZE TO ALLOW CAR PORT. (SEE REVERSE)

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/Lessee: N/A

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s):

RAYMOND T. STEFANSKI

(Type or Print Name)

Raymond T. Stefanski

Signature

MAUREEN T. STEFANSKI

(Type or Print Name)

Maureen T. Stefanski

Signature

1920 WALNUT AVE 284-7430

Address Phone No

BALTO MD 21222

City State Zipcode

Name, Address and phone number of representative to be contacted

SAME

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

Zoning Commissioner of Baltimore County

REVIEWED BY: JCM DATE: 3-20-97  
ESTIMATED POSTING DATE: 4-14-97



Printed with Soybean Ink on Recycled Paper

ITEM #: 405

# ZONING DESCRIPTION

FOR: 1920 WALNUT AVENUE

BEGINNING AT A POINT ON THE ~~NORTH~~<sup>SOUTH</sup> WEST  
SIDE OF WALNUT AVE, WHICH IS 60 FT WIDE  
AT A DISTANCE OF 200' NORTHWEST  
FROM THE CENTERLINE OF CEDAR LANE.

BEING LOT #12 IN THE SUBDIVISION OF  
HOLABIRD PARK, PLAT BOOK 12, FOLIO 35.

E.D.: 12<sup>TH</sup>; C.D.: 7<sup>TH</sup>.

405



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

405 No. 028756

DATE 3-20-97 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Raymond STEFANSKI 1920 WACHT AVE.

FOR: AD. VDR (010)

03A91#0157#ICHRC \$50.00  
BA 002:43P#03-20-97

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER

JCM.

**CERTIFICATE OF POSTING**

RE: Case # 97-405-A

Petitioner/Developer:  
(Ray Stefanski)  
Date of Posting/Closing:  
(April 14, 1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

\_\_\_\_\_ 1920 Walnut Ave. Baltimore, Maryland 21222 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ March 28, 1997 \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

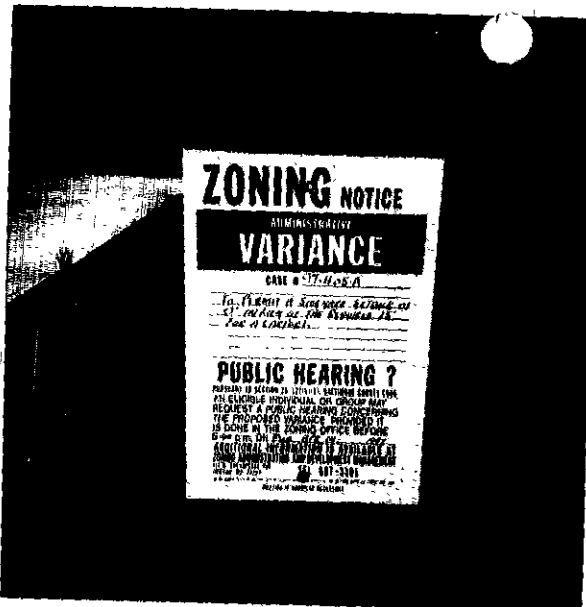
*Thomas P. Ogle, Sr. 3/28/97*  
(Signature of Sign Poster & Date)

\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_  
(Printed Name)

\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_  
(Address)

\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)





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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 405  
 Petitioner: RAY STEFANSKI  
 Location: 1920 WALNUT AVE. BALD. MD. 21222

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME  
 ADDRESS: \_\_\_\_\_

PHONE NUMBER: 284-7430

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than \* 3-30-97

Format for Sign Printing, Black Letters on a White Background:

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

Case No.: 97-405-A

TO PERMIT A SIDEYARD SETBACK OF 0' IN LIEU OF THE REQUIRED 7.5' FOR A CARPORT.

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

\* 4-14-97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

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

March 28, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-405-A  
1920 Walnut Avenue  
SW/S Walnut Avenue, 200'+/- NW of c/l Cedar Lane  
12th Election District - 7th Councilmanic  
Legal Owner(s): Raymond T. and Maureen T. Stefanski  
Post by Date: 3/30/97  
Closing Date: 4/14/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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.

Arnold Jablon  
Director

cc: Raymond and Maureen Stefanski





Baltimore County  
Department of Permits and  
Development Management

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

April 15, 1997

Mr. and Mrs. Raymond Stefanski  
1920 Walnut Avenue  
Baltimore, MD 21222

RE: Item No.: 405  
Case No.: 97-405-A  
Petitioner: R. Stefanski, et ux

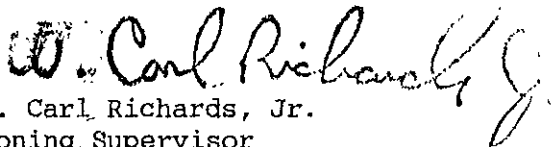
Dear Mr. and Mrs. Stefanski:

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 March 20, 1997.

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.  
Zoning Supervisor

WCR/re  
Attachment(s)





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 4-1-97  
Item No. 405 JCM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'R. J. Burns'.

for Ronald Burns, Chief  
Engineering Access Permits  
Division

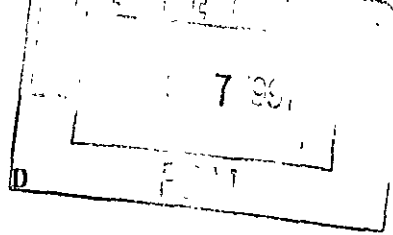
LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND



INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Permits and Development  
Management

**DATE:** April 2, 1997

**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. 387, 396, 402, 404, 405, 406, 407, and 408

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:

*Carol L. Kerns*

PK/JL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: April 7, 1997

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

SUBJECT: Zoning Advisory Committee Meeting  
for April 7, 1997  
Item Nos. 402, 403, 404, 405, 406, 407, 408 and 386

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

RWB:HJO:cab

cc: File

ZONE407.NOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/23/97

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: March 31, 97

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

Item #'s:

396	404
397	405
398	406
401	408
402	
403	

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government  
Fire Department



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

8  
(410) 887-4500

DATE: 10/07/96

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 17, 1997

Item No.: SEE BELOW

Zoning Agenda:

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:

397, 402, 403, 404, 405, 406, 407, and 408

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 807-4381. MS-1102F

cc: File



3/14/97

TO WHOM IT MAY CONCERN,  
WE MR+MRS THOMAS TOLLEY WISH IT TO BE KNOWN THAT  
WE HAVE NO OBJECTION TO MR+MRS RAY STEFANSKI TO CONSTRUCT  
A CARPORT ALONGSIDE OF THEIR HOUSE TO THE ADJONING  
PROPERTY (OURS) AT 1922 WALNUT AVE.

Thank You

Mrs. Joyce Tolley  
MRS JOYCE TOLLEY 3/14/97

Ray Stefanski 3/14/97  
RAY STEFANSKI  
WITNESS

Thomas Tolley 3/14/97  
MR THOMAS TOLLEY 3/14/97

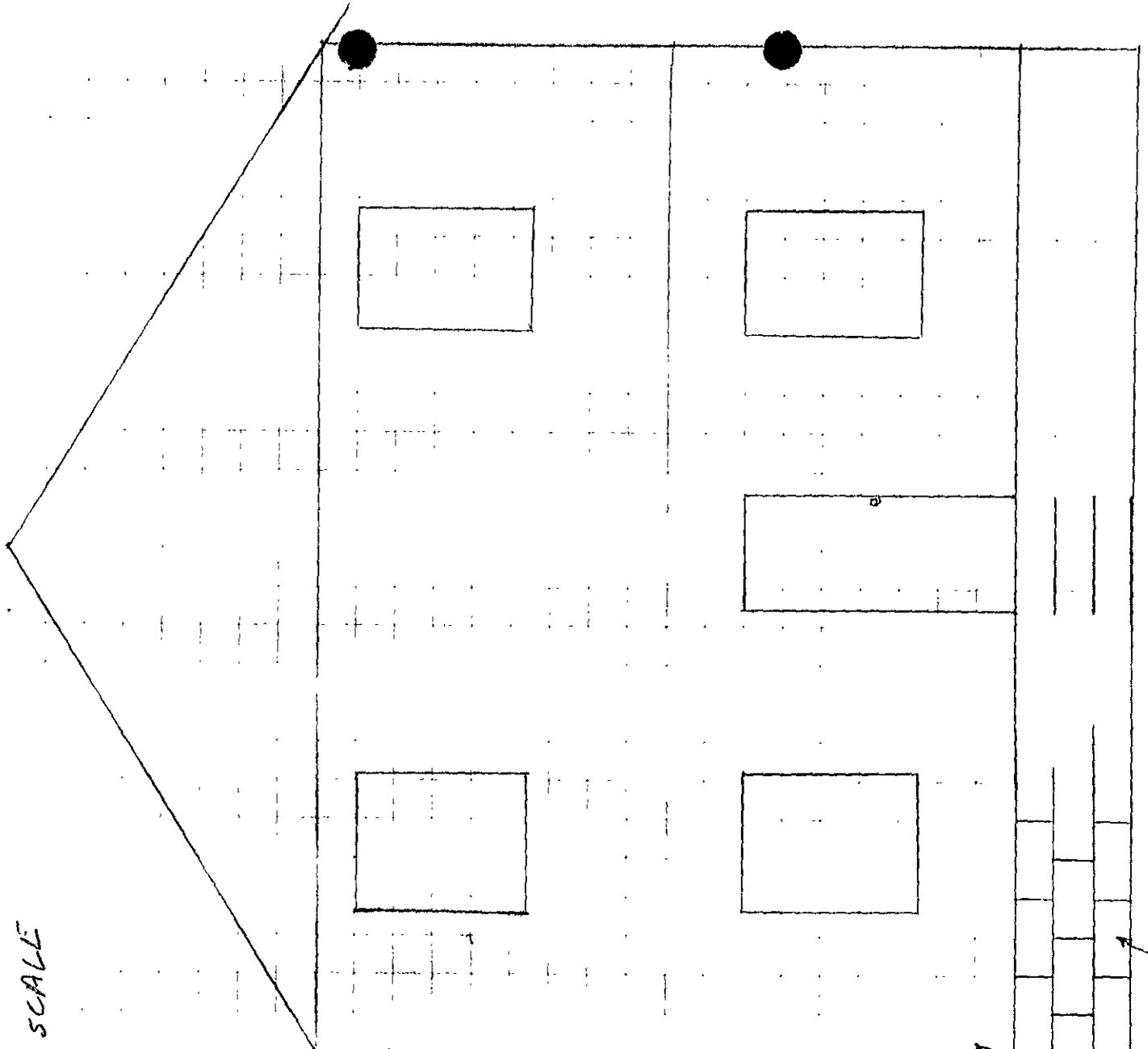
RAY + IGGY STEFANSKI	LOT # 13	TX I.D. #	12-10-045520
RAY + MAUREN STEFANSKI	LOT # 12	TX I.D. #	12-19-032430
TOM + JOYCE TOLLEY	LOT # 11	TX I.D. #	12-20-066180

405

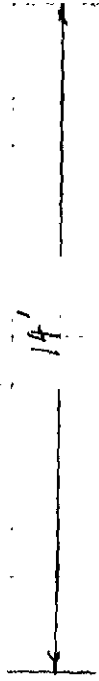
1 1/4"

1" / FT SCALE

405



FRONT VIEW



2x4 RAFTERS

2x4 16\"/>

VINYL SIDING

CONCRETE DRIVEWAY

6x6 POST

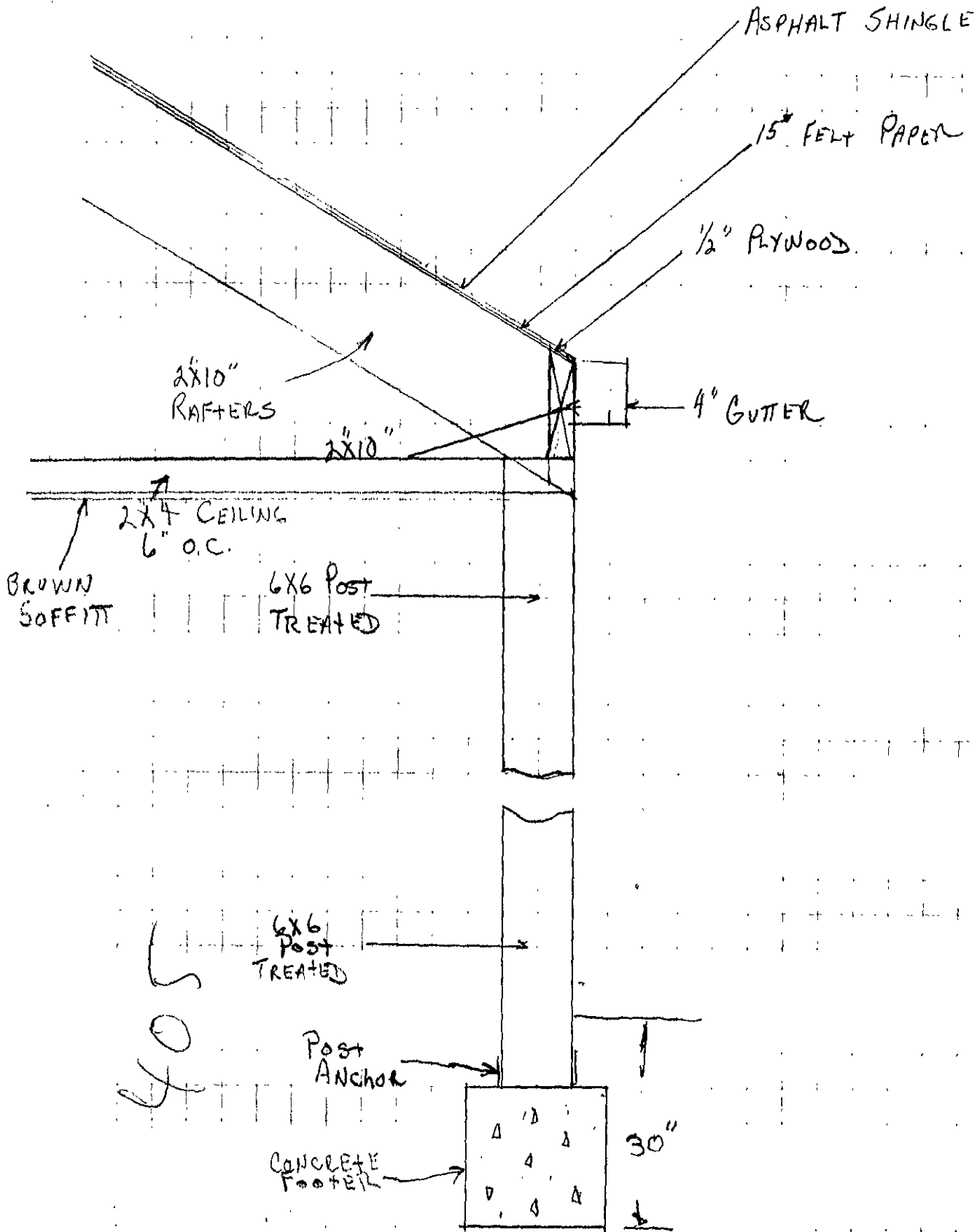
8\"/>

14'

3'

10 1/2'

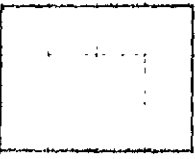
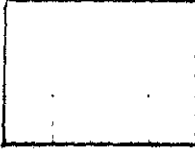
1 1/2" FT 1920 WALNUT AVE



17/FT Lumber

1"

405



2x10"  
24" O.C.

2x10  
LEDGER

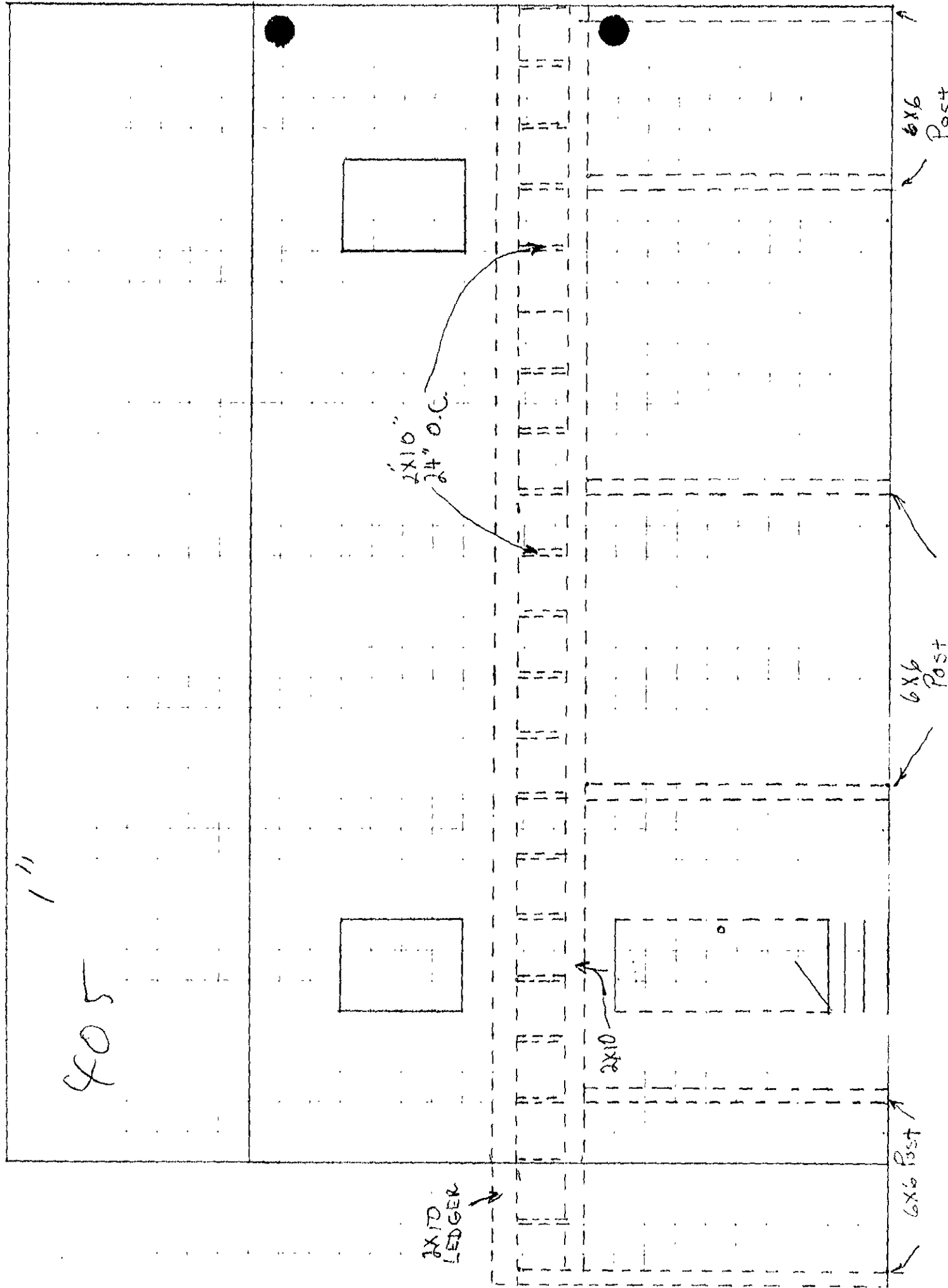
2x10

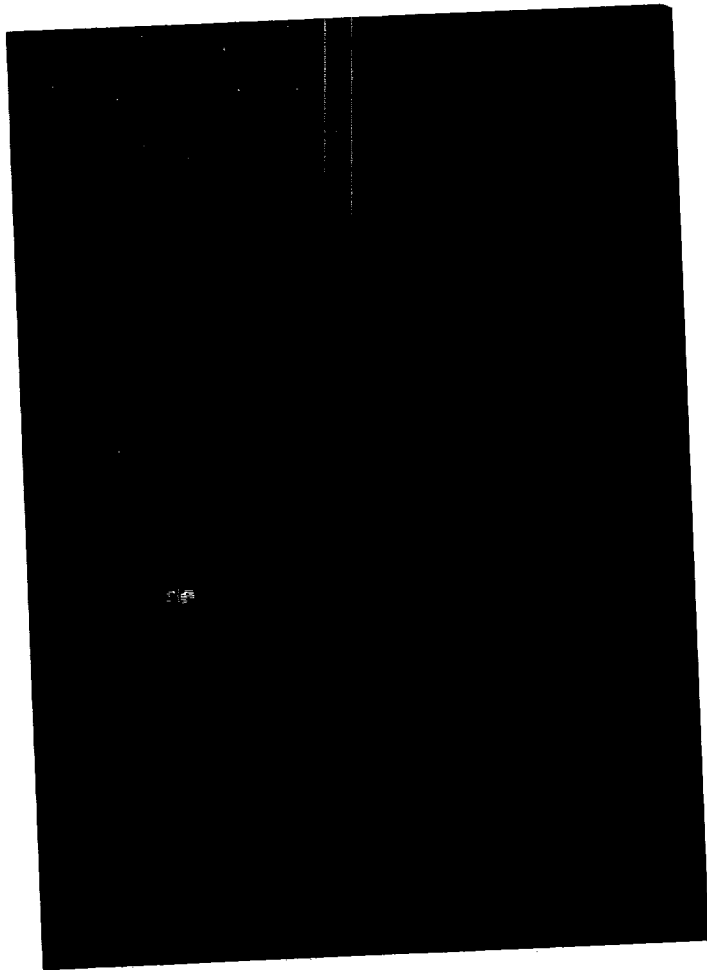
6x6 Post

6x6 Post

6x6 Post

6x6 Post







507



THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1966 COMPENSATORY ZONING MAP  
 APPROPRIATELY AMENDED  
 THE BALTIMORE COUNTY ZONING MAP  
 AS AMENDED  
 BILL NOS. 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**OFFICIAL ZONING MAP**

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	DUNDALK
SHEET	SE 3-E



405

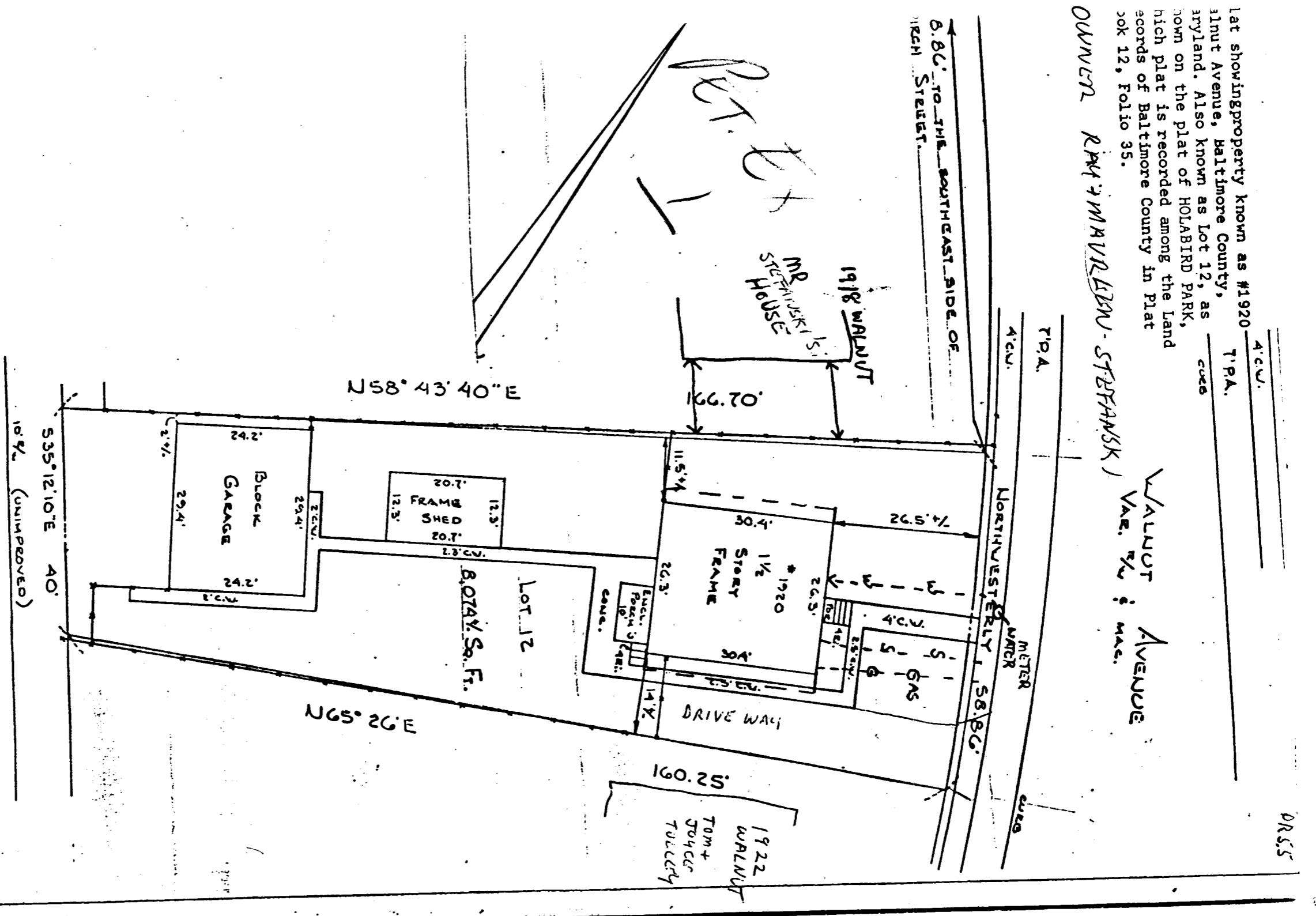
SCALE	1" = 200' ±	LOCATION	DUNDALK	SHEET	S.E.
DATE OF PHOTOGRAPHY	JANUARY 1986				3-E

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 PHOTOGRAPHIC MAP

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

Lat showing property known as #1920 Walnut Avenue, Baltimore County, Maryland. Also known as Lot 12, as shown on the plat of HOLABIRD PARK, which plat is recorded among the Land records of Baltimore County in Plat Book 12, Folio 35.

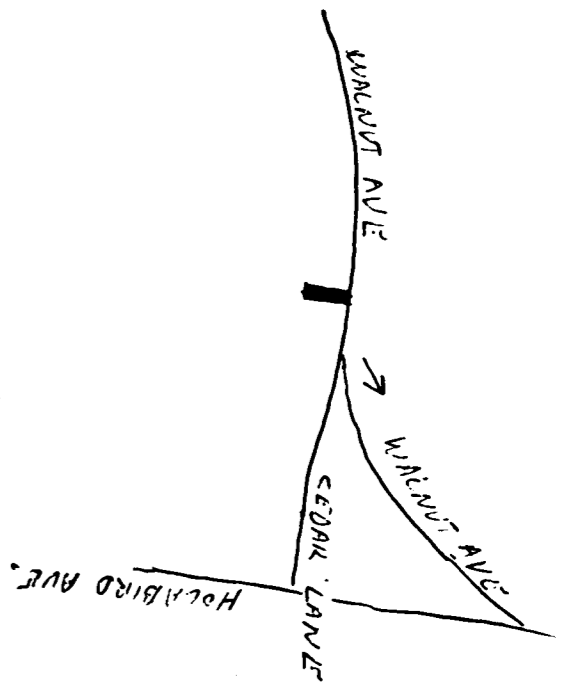
OWNER RAY STEFANSKI (WALNUT Vae. % & Mac.)



1/6/84 SCALE 1"=20'-0"

RAY STEFANSKI  
1920 WALNUT AVE  
BALTO MD 21222  
288-1178

APPLY TO ACCOMPANY  
PETITION FOR VARIANCE  
ADMINISTRATIVE



① NORTH VICINITY MAP  
SCALE: 1"=1000'

LOCATION INFORMATION

ELLECTION DISTRICT 12  
ZONING DR 5.5 MAP - SE-3E  
COUNCILMAN DISTRICT 7

ZONING RESIDENTIAL

LOT SIZE .20 58' x 164'  
ACRES 512.00

SEWER	<input checked="" type="checkbox"/>	PUBLIC	<input checked="" type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	PRIVATE	<input type="checkbox"/>
CHARACTER OR CRITICAL AREA	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
PRIOR HERITAGES NONE			

ZONING OFFICE USE ONLY

REVIEWED BY [ ] ITEM # [ ] CASE # [ ]

Jan / 405 /