

IN RE: PETITIONS FOR VARIANCE	* BEFORE THE
S/S Duvall Ave., across from and	
50' E of the c/l of Krueger Ave.	* DEPUTY ZONING COMMISSIONER
(8103 and 8101 Duvall Avenue)	
15th Election District	* OF BALTIMORE COUNTY
7th Councilmanic District	
	* Case Nos. 97-430-A
Norma Jean Nauff and	and 97-431-A
Harold E. Knauff, Jr., et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Variance for the adjacent properties known as 8101 and 8103 Duvall Avenue, located in the vicinity of Chesaco Avenue in Rosedale. The property known as 8103 Duvall Avenue is owned by Norma Jean Knauff, and the property known as 8101 Duvall Avenue is owned by her son and daughter-in-law, Harold E. and Kimberly S. Knauff. In Case No. 97-430-A, the Petitioner, Ms. Norma Knauff, seeks relief from Section 1B01.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the minimum required 55 feet, a side yard setback of 6.7 feet in lieu of the required 10 feet, and a front yard setback of 21.8 feet in lieu of the required 30 feet, for the existing dwelling known as 8103 Duvall Avenue. In Case No. 97-431-A, Mr. & Mrs. Harold E. Knauff seek similar relief from Section 1B01.3.C.1 of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the required 55 feet, and approval of an undersized lot, pursuant to Section 304 of the B.C.Z.R., for a proposed dwelling. The subject properties and relief sought are more particularly described on the site plans submitted in each case, which were marked into evidence as Petitioner's Exhibits 1.

Appearing at the hearing on behalf of the Petitions were Norma Jane Knauff, property owner of 8103 Duvall Avenue, her son, Harold E.

ORDER RECEIVED FOR FILING

Date

By

5/29/97
[Signature]

Knauff, Jr., owner of 8101 Duvall Avenue, and Ronald Kearney, Builder. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the two properties which are the subject of these requests are located in an old subdivision known as Duvall Terrace, which was established many years ago with mainly 50-foot wide lots. Both properties consists of approximately 8,100 sq.ft., zoned D.R. 5.5. The property known as 8103 Duvall Avenue is improved with a two-story brick dwelling, which has existed on the site for 40 years and has been the residence of Ms. Norma Knauff for the past 32 years. The adjoining property, known as 8101 Duvall Avenue, is currently vacant. Testimony indicated that at one time, that property was improved with a dwelling. However, as a result of a fire, the house burned down and the property subsequently became available for purchase. Ms. Duvall testified that she purchased that property 5 years ago and deeded same to her son and daughter-in-law 3 months ago. Ms. Knauff's son and daughter-in-law wish to develop the site with a single family dwelling; however, due to the narrow width of that lot, the requested variance from lot width requirements is necessary in order to proceed with the proposed improvements. Ms. Knauff merely seeks relief to legitimize conditions which have existed on her property for many years.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the relief requested is not granted. It has been established that special circumstances or conditions exist that are peculiar to both properties and that the requirements from which the Petitioners seek relief will unduly restrict development of the adjoining property at 8101 Duvall Avenue. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of May, 1997 that the Petition for Variance filed in Case No. 97-430-A, seeking relief from Section 1B01.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the minimum required 55 feet, a side yard setback of 6.7 feet in lieu of the required 10 feet, and a front yard setback of 21.8 feet in lieu of the required 30 feet, for the existing dwelling known as

ORDER RECEIVED FOR FILING

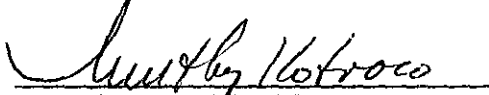
Date

By

8103 Duvall Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 97-431-A, Mr. & Mrs. Harold E. Knauff seek similar relief from Section 1B01.3.C.1 of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the required 55 feet, and approval of an undersized lot, pursuant to Section 304 of the B.C.Z.R., for a proposed dwelling on the property known as 8101 Duvall Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.
- 2) The proposed dwelling at 8101 Duvall Avenue shall be constructed in accordance with all other zoning and building code requirements.
- 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

May 29, 1997

Ms. Norma J. Knauff
8103 Duvall Avenue
Baltimore, Maryland 21237

RE: PETITIONS FOR VARIANCE
S/S Duvall Ave., across from and 50' E of the c/l of Krueger Ave.
(8103 and 8101 Duvall Avenue)
15th Election District - 7th Councilmanic District
Norma Jean Nauff and Harold E. Knauff, Jr., et ux - Petitioners
Case Nos. 97-430-A and 97-431-A

Dear Ms. Knauff:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Harold E. Knauff, Jr.
707 S. Marlyn Avenue, Baltimore, Md. 21221

Mr. Ronald Kearney
102 N. Main Street, Bel Air, Md. 21014

People's Counsel; Case Files



RE: PETITION FOR VARIANCE
8103 Duvall Avenue, S/S Duvall Avenue,
50' E of c/l Krueger Avenue
15th Election District, 7th Councilmanic

Legal Owner(s): Norma Jane Knauff
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NOS. 97-430-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Ronald M. Kearney, 102 N. Main Street, Bel Air, MD 21014, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



A30

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 8103 Duvall Avenue

which is presently zoned D.R.5.5

This Petition shall be filed with the Department of Permits & 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) 1 B01.3.C.1 to permit a lot width of

50 feet in lieu of the minimum required 55 feet. Also, to permit a side yard setback of 6.7 feet in lieu of the required 10 feet and to permit a front setback of 21.8 feet in lieu of the required 30 feet as shown on the recorded plat, Duvall Terrace. *FOR AN EXISTING DWELL - 1916*

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

the lot is improved by a 2 story brick house and has been located on the site for 40 years.

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

(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):

Jane
Norma Jean Knauff

(Type or Print Name)

Signature

(Type or Print Name)

Signature

8103 Duvall Avenue 410-686-1730

Address Phone No

Baltimore, MD 21237

City State Zipcode
Name, Address and phone number of representative to be contacted.

Ronald M. Kearney

Name

102 N. Main St., Bel Air, MD 21014

Address Phone No. 410-879-1441

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

A 30

Zoning Description for 8103 Duvall Avenue:

Beginning at a point on the South side of Duvall Avenue which is 50 feet wide at the distance of ⁵⁰~~50~~ feet East of the centerline of the nearest improved intersecting street, Krueger Avenue, which is 50 feet wide. Being Lot #38, in the subdivision of Duvall Terrace as recorded in Baltimore County Plat Book #12, Folio #105, containing 11,375 square feet. Also known as 8103 Duvall Avenue and located in the 15th Election District, 7th Councilmanic District.

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Room 200, Maryland on the property identified herein as follows:

Case #57-430-A
8103 Doral Avenue
SS Doral Avenue, S.E. of Ol
Kroeger Avenue
15th Hickory Ridge
7th Courthouse

Legal Owner(s):

Norma Jane Kraut

Variance: to permit a width of 50 feet in lieu of the minimum required 55 feet, to permit a side yard setback of 6.7 feet in lieu of the required 10 feet, and to permit a front setback of 21.8 feet in lieu of the required 30 feet as shown on the recorded plat, Doral Terrace, for an existing dwelling.
Hearing: Tuesday, May 13, 1997 at 9:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 867-3353.
(2) For information concerning the File and/or Hearing, Please Call 867-3391.

4/27/97 April 17 C135828

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

April 17, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 17, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

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

No. 028772

430 JLL

DATE 4/3/97 ACCOUNT R0016150

AMOUNT \$ 50.00

RECEIVED FROM: KLS,

FOR: RV FILING

02/01/2007 2:10 PM
SA POST MARKED 03-97

\$50.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 97-430-A
Petitioner/Developer: NORNA JANE RNAUFF
H&K KNAUFF, ETAL
c/o R. KEARNEY
Date of Hearing/Closing: 5/13/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 #8103 DUVALL AVE

The sign(s) were posted on 4/21/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/21/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

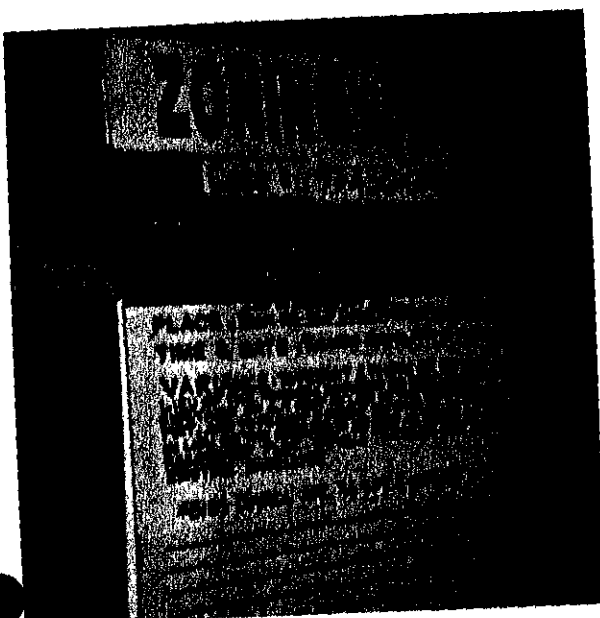
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: ~~482~~ 97-430-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: A VARIANCE TO PERMIT A LOT WIDTH OF 50 FT. IN LIEU OF THE
REQUIRED 55 FT AND SETBACK VARIANCES OF 6.7 FT. AND 21.8 FT.
IN LIEU OF THE REQUIRED 10 FT AND 30 FT RESPECTIVELY FOR
AN EXISTING DWELLING

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING 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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood 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.: 430

Petitioner: NORMA JANE KNAUFF

Location: 8103 DUVALL AVENUE BALTIMORE, MD. 21237

PLEASE FORWARD ADVERTISING BILL TO:

NAME: NORMA JANE KNAUFF

ADDRESS: 8103 DUVALL AVENUE

BALTIMORE, MD. 21237

PHONE NUMBER: 410-686-1730

AJ:ggs

(Revised 09/24/96)

TO: PUTOKENT PUBLISHING COMPANY
April 17, 1997 Issue - Jeffersonian

Please forward billing to:

Norma Jane Knauff
8103 Duvall Avenue
Baltimore, Maryland 21237
410-686-1730

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-430-A
8103 Duvall Avenue
S/S Duvall Avenue, 50 E of c/l Krueger Avenue
15th Election District - 7th Councilmanic
Legal Owner(s): Norma Jane Knauff

Variance to permit a lot width of 50 feet in lieu of the minimum required 55 feet; to permit a side yard setback of 6.7 feet in lieu of the required 10 feet; and to permit a front setback of 21.8 feet in lieu of the required 30 feet as shown on the recorded plat, Duvall Terrace, for an existing dwelling.

HEARING: TUESDAY, MAY 13, 1997 at 9:00 a.m., Room 118, Old Courthouse, 400 Washington Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

April 14, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-430-A
8103 Duvall Avenue
S/S Duvall Avenue, 50 E of c/l Krueger Avenue
15th Election District - 7th Councilmanic
Legal Owner(s): Norma Jane Knauff

Variance to permit a lot width of 50 feet in lieu of the minimum required 55 feet; to permit a side yard setback of 6.7 feet in lieu of the required 10 feet; and to permit a front setback of 21.8 feet in lieu of the required 30 feet as shown on the recorded plat, Duvall Terrace, for an existing dwelling.

HEARING: TUESDAY, MAY 13, 1997 at 9:00 a.m., Room 118, Old Courthouse, 400 Washington Avenue.

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

Arnold Jablon
Director

cc: Norman Jane Knauff
Ronald M. Kearney

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 28, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

May 9, 1997

Ms. Norma Jane Knauff
8103 Duvall Avenue
Baltimore, MD 21237

RE: Item No.: 430
Case No.: 97-430-A
Petitioner: Norma Jane Knauff

Dear Ms. Knauff:

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 April 3, 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 (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "Carl Richards, Jr.", written over a circular stamp.

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 4-15-97
Item No. 430 JLL

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,

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

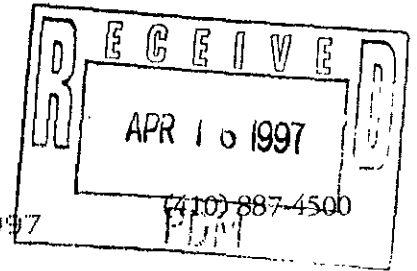
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



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

April 15, 1997



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 14, 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.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

427, 428, 429, 430, 431, 432, and 433

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 8103 & 8101 Duvall Avenue

INFORMATION

Item Number: 430 & 431

Petitioner: Knauff Property

Zoning: DR 5.5

Requested Action: Variance

Summary of Recommendations:

The Planning Office believes that the applicant's request does not comply with Section 304.1.C of the BCZR; therefore, we can find no justification for the relief requested.

Prepared by:

Jeffrey W. Long

Division Chief:

Arnold F. Keller

AFK/JL

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

TO: PDM
FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: April 14, 97

DATE: 4/23/97

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

Item #'s:

426

431

428

432

429

434

430

RBS:sp

BRUCE2/DEPRM/TXTSBP

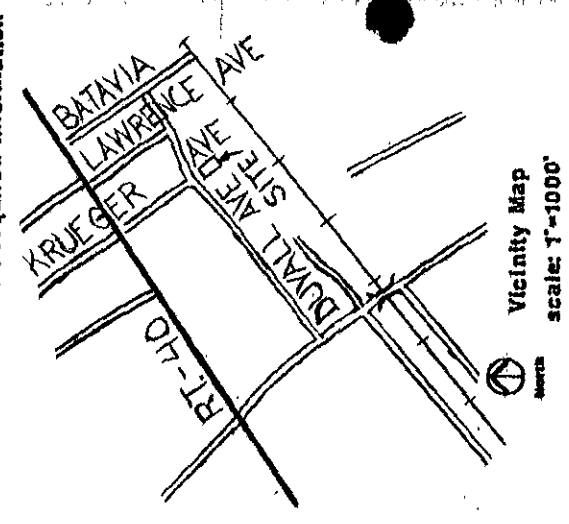
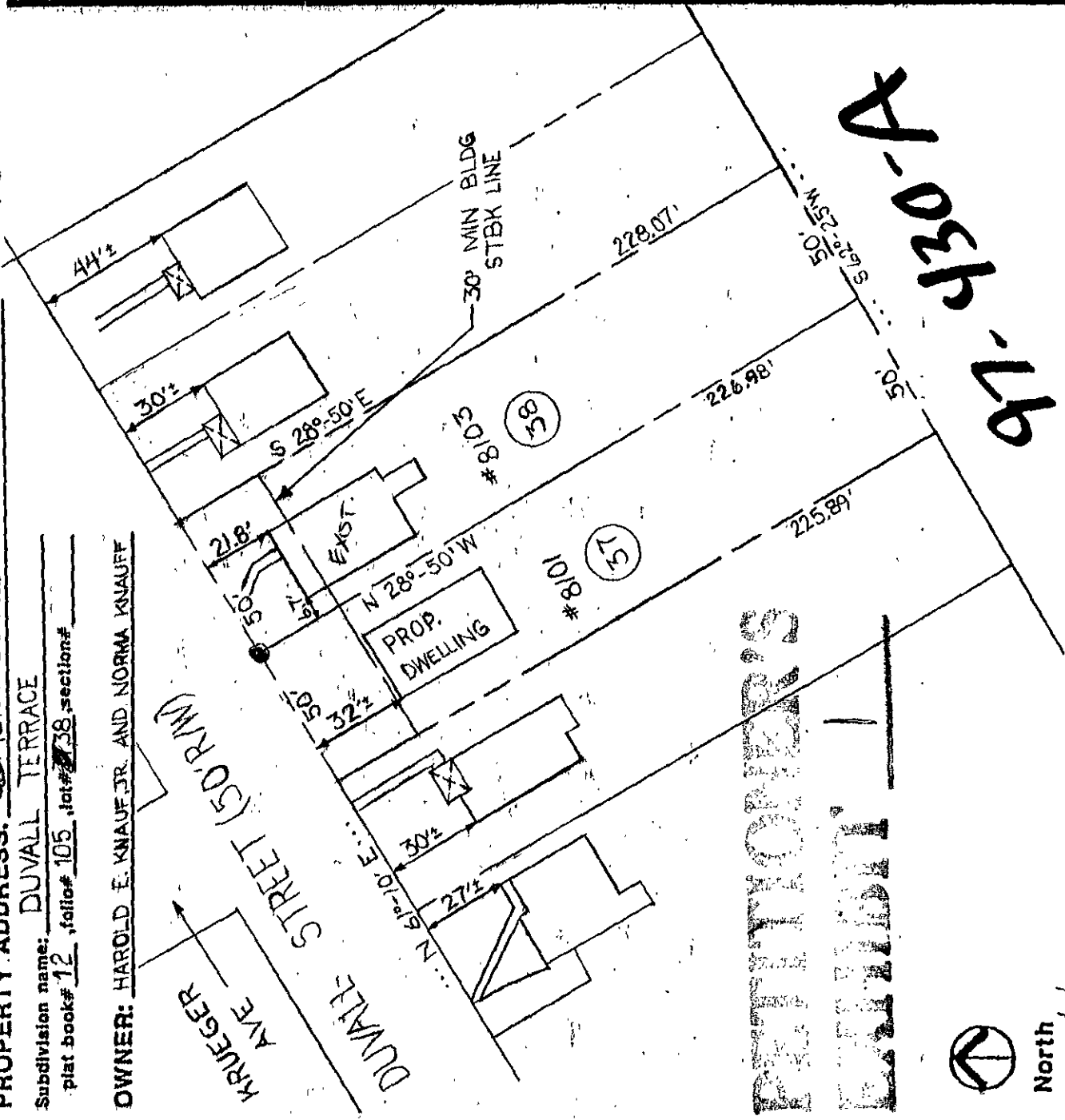
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 8103 DUVALL STREET

Subdivision name: DUVALL TERRACE
 plat book# 12, folio# 105, lot# 38, section#

OWNER: HAROLD E. KNAUF, JR. AND NORMA KNAUFF



LOCATION INFORMATION	
Councilmanic District: 7	
Election District: 15	
T-200' scale map#: N.E. 3-F	
Zoning: D.R. 3.5	
Lot size: 0.26 AC ±	11375 - 8101
acreage	11375 - 8101
square feet	
SEWER: ☒ public ☐ private	
WATER: ☒ public ☐ private	
Chesapeake Bay Critical Area: ☐ YES ☒ NO	
Prior Zoning Hearings: NONE	

Zoning Office USE ONLY!	
reviewed by: J.L.	ITEM #: 430
CASE#:	

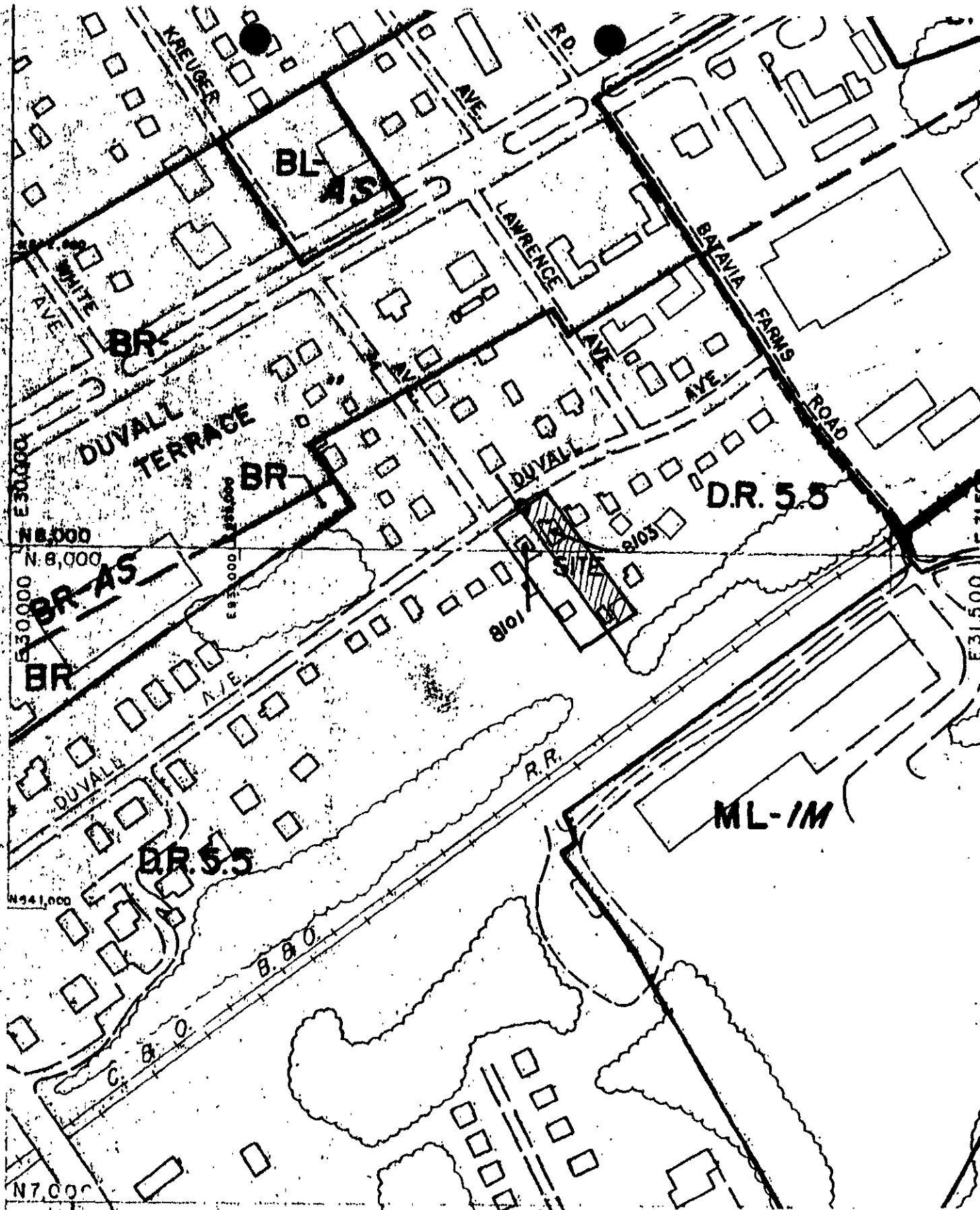


North

date: 4/2/97

prepared by: K.L.S. CONSULTANTS, INC. Scale of Drawing: 1"= 50'

97-430-A



97.430-A

SCALE : 1" = 200' ±

MAP: N.E. 3-F AND 2-F



FEE SIMPLE DEED—TENANCY BY THE ENTIRETY.

This Deed, Made this 14th day of October

in the year one thousand nine hundred and sixty-five by - - - - -

JOHN W. STACHNICK and ANNA K. STACHNICK, his wife - - - - -

of Baltimore County, in the State of Maryland, parties of the first part, and

HAROLD E. KNAUFF and NORMA J. KNAUFF, his wife - - - - -

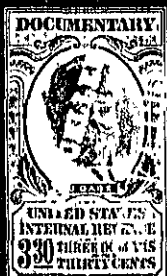
of Baltimore County, in the State of Maryland, parties of the second part.

Witnesseth, That in consideration of the sum of five dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns in fee-simple, all that lot of ground situate, lying and being in Baltimore County and described as follows, that is to say:

~~BEINGING~~ ~~FOR THE~~ KNOWN AND DESIGNATED as Lot No. 38 on the Revised Plat of Duvall Terrace, prepared by Fred H. Dollenberg and Bros., dated June 23, 1941, and recorded among the Land Records of Baltimore County simultaneously with a deed from Luanie B. Duvall to Walter Herbert in Liber C.W.B. Jr. No. 1171 folio 12, said lot having a frontage on the Southeast side of Duvall Avenue of 50 feet with a depth of 226.98 feet to the North side of the B & O Railroad roadway as shown on said plat recorded among the aforesaid Land Records in Plat Book C.W.B. Jr. No. 12 folio 105. The improvements thereon being known as 8103 Duvall Avenue.

Subject to restrictions in Liber C.W.B. Jr. 1171 folio 12.

Being the same lot of ground which by deed dated May 21, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1668 folio 188 was granted and conveyed by John L. Hammett and wife unto the within named grantors.



Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

To Have and To Hold said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee-simple.

And the said Grantors 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 specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said Grantors .

Test:

Ann K. Stachnick } John W. Stachnick (Seal)
Anna K. Stachnick } ANNA K. STACKNICK (Seal)
 _____ (Seal)
 _____ (Seal)

Florida at Large
 State of ~~Maryland, Baltimore~~

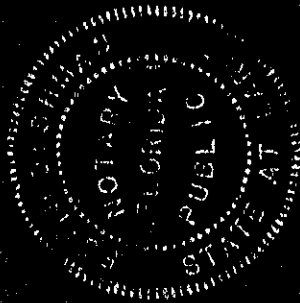
, to wit:

I HEREBY CERTIFY, That on this 9th day of October
 in the year one thousand nine hundred and sixty-five before me, the subscriber,
 a Notary Public of the State of ~~Maryland, in and for Baltimore~~ Florida at Large, aforesaid,
 personally appeared ANNA K. STACKNICK, one of the within named grantors - - - - -

and she acknowledged the foregoing Deed to be her act.

As witness my hand and Notarial Seal.

Edith J. Stachnick
 Notary Public.



PAID 4 4 8 OCT 15

47.50 MSC