

IN RE: PETITION FOR VARIANCE	* BEFORE THE
S/S Carroll Manor Road, 175' W	
of the c/l Devonfield Drive	* ZONING COMMISSIONER
(4513 Carroll Manor Road)	
11th Election District	* OF BALTIMORE COUNTY
6th Councilmanic District	
	* Case No. 98-8-A
Dezso Csipo and Marjorie Calvert	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Dezso Csipo and his wife, Marjorie Calvert. The Petitioners seek relief from Sections 1A04.3.B.3 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 20 feet and 42 feet in lieu of the required 50 feet, a street centerline setback of 58 feet in lieu of the required 75 feet, and to approve the subject property as an undersized lot. The subject property, known as 4513 Carroll Manor Road, is located in the vicinity of Manor Road in Baldwin, and is more particularly described on the site plan submitted, which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Dezso Csipo, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of .728 acres, more or less, zoned R.C.5 and is improved with a single family dwelling and detached garage. The property is rectangular in shape, with 158' of road frontage adjacent to Carroll Manor Road, and tapers in width to 75' to the rear of the lot. Mr. Csipo testified that he and his wife has resided on the property since their purchase of same

FILED FOR FILING

8/18/99
[Signature]

approximately 7 years ago. The Petitioners have decided to raze the existing dwelling and construct a new house in its place. Elevation drawings submitted with the file show that the proposed new dwelling will be an attractive single family dwelling, 76' x 54' x 32' high. The Office of Planning has reviewed the drawings for the proposed dwelling and have found same appropriate for the community. In order to proceed with the proposed improvements, however, the requested variance relief is necessary due to the unusual configuration of the lot. As noted above the property tapers in width from the front of the lot to the rear and thus, is not wide enough to meet side yard setback requirements. Additionally, although the proposed house is set back an appropriate distance from Carroll Manor Road, variance relief is necessary from the street centerline setback requirements. In fact, the proposed dwelling will actually be located further back from the road than the existing dwelling. Furthermore, although not requested, a variance is also necessary from Section 1A04.3.B.1 of the B.C.Z.R., which requires a minimum lot area of one acre in the R.C.5 zone. That Section reads that "no lot may be created" if same is less than one acre in area. Technically, however, this lot is not being created at this time, in that same was originally created by subdivision in the 1950s, prior to the adoption of the R.C.5 zone in Baltimore County. In any event, the Petitioners' plan appears entirely appropriate.

The Petitioner noted that construction of the proposed dwelling will probably not begin until Spring/Summer of 1998 and that he and his wife will continue to reside in the existing dwelling until construction of the new dwelling is completed. They will then move into the new house and the existing building razed. It was explained to the Petitioner that two dwellings cannot remain on the property and that upon completion of the

new dwelling and the issuance of a use and occupancy permit, the existing dwelling must be razed. The Petitioner testified that he and his wife have no intention of keeping the existing dwelling or utilizing same in any manner after the new house has been built.

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 variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. 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.

ORDER RECEIVED FOR FILING

Date

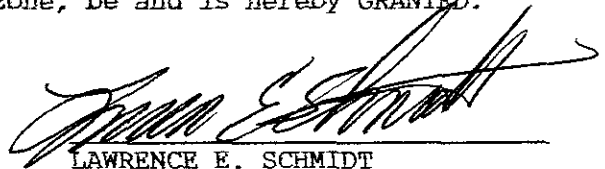
By

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of August, 1997 that the Petition for Variance seeking relief from Sections 1A04.3.B.3 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 20 feet and 42 feet in lieu of the required 50 feet, a street centerline setback of 58 feet in lieu of the required 75 feet, and to approve the subject property as an undersized lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Within ninety (90) days of the issuance of a use and occupancy permit for the new dwelling, the existing dwelling must be razed.
- 3) The relief granted herein shall run with the land and the site plan submitted and need not be immediately exercised upon the issuance of this Order.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that a variance from Section 1A04.3.B.1 of the B.C.Z.R. to permit a lot area of .785 acres in lieu of the minimum required 1.0 acre lot size in the R.C.5 zone, be and is hereby GRANTED.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 18, 1997

Mr. & Mrs. Dezso Csipo
4513 Carroll Manor Road
Baldwin, Maryland 21013-9770

RE: PETITION FOR VARIANCE
S/S Carroll Manor Road, 175' W of the c/l Devonfield Drive
(4513 Carroll Manor Road)
11th Election District - 6th Councilmanic District
Dezso Csipo and Marjorie Calvert - Petitioners
Case No. 98-8-A

Dear Mr. & Mrs. Csipo:

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

Very truly yours,

A handwritten signature in black ink, reading "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case Files





8

Petition for Variance

98-8-A

to the Zoning Commissioner of Baltimore County

for the property located at 4513 CARROLL MANOR ROAD
which is presently zoned RC-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)

1404.3.B.3. + 304 to permit side setbacks of 20' and 42' in lieu of 50';
a 58' street centerline setback in lieu of 75'; and approve an
undersized lot

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

- ① SIZE AND SHAPE OF LOT (LONG/NARROW)
- ② LOCATION OF EXISTING WELL AND SEPTIC
- ③ TREES ON PROPERTY (MATURE)
- ④ DESIRE TO BE FURTHER BACK FROM ROAD

ALL OF ABOVE LIMIT LOCATION OF PROPOSED STRUCTURE

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):

DEZSO CSIPO

(Type or Print Name)

Signature

MARJORIE J. CALVERT

(Type or Print Name)

Signature

410.592.7550

4513 CARROLL MANOR ROAD

Address

Phone No

BALDWIN

MD

21013-9770

City

State

Zipcode

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

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 7/2/97



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

ORDER RECEIVED FOR FILING

Date

By

Memorandum

DATE: June 12, 1997

TO: Zoning Review

Department of Permits and Development Management

FROM: Dezso Csipo & Marjorie J. Calvert

98-8-A

Zoning Description for: 4513 Carroll Manor Road, Baldwin, Maryland 21013. Beginning on the South side of Carroll Manor Road which is 30 feet wide at a distance of 175 feet West of the centerline improved intersecting street (Devonfield) which is 30 feet wide. As recorded in Deed of trust dated 04/26/91 Lieber 8782 Folio 099:

Beginning for the same at a point in first or South 47 degrees 15 feet West 42-2/10 perch line of the Land Records of Baltimore County in Lieber R.J.S. No. 1278 folio 491 was granted and conveyed by Daniel K. Mast, widower, unto Sarah L. Smith, et vir., said point being 440.11 feet from the beginning of said first line in said Deed and running thence and binding on said line as surveyed on November 10, 1955 by Keller and Keller, Surveyors, West 49 degrees 55 minutes West 75 feet and thence a line of division North 31 degrees 50 minutes West 338.85 feet to a point in the public road now known as Carroll Manor Road, thence running in the bed of said road North 89 degrees 25 minutes east 158.29 feet and thence leaving said road and running for another line of division south 17 degrees 53 minutes East 253.45 feet, more or less, to a point south 49 degrees 55 minutes West 167.2 feet, more or less from the westernmost side of Devonfield Drive, 50 feet wide, and the place of beginning, containing .728 acres of land, more or less, with the improvements thereon known as No. 4513 Carroll Manor Road.

Property is located in the 11th Election and 2nd Councilmanic district.

8

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

041016

DATE 7/3/97 ACCOUNT 01-615

Item. 8

By: mxc

AMOUNT \$ 50.00

RECEIVED FROM: CSipo, Dezsce — 4513 Carroll Manor Rd.

FOR: 010- Res Var ————— \$50.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/03/1997 7/03/1997 09:41:00

RES WFOC CASHIER FROM A/C DRAWD
G MISCELLANEOUS CASH RECEIPT

Receipt # 004061
CR NO. 041016

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

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: #98-8-A
4513 Carroll Manor Road
S/S Carroll Manor Road 179

W of c/ Devonfield Drive
11th Election District
6th Councilmanic

Legal Owner(s):
Dezso Csipo and Marjorie J. Calvert

Variance to permit side setbacks of 20 feet and 42 feet in lieu of 50 feet; a 58 foot street centerline setback in lieu of 75 feet; and to approve an under-sized lot.

Hearing: Friday, August 15, 1997 at 10:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

7/332 July 24

C160159.d

TOWSON, MD.,

7/24, 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 7/24, 1997.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

RE: Case No.: 98-8-A

Petitioner/Developer: CSIPO & CALVERT, ETAL

Date of Hearing/Closing: 8/15/97

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 # 4513 CARROLL MANOR RD.

The sign(s) were posted on 7/27/97
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 7/28/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

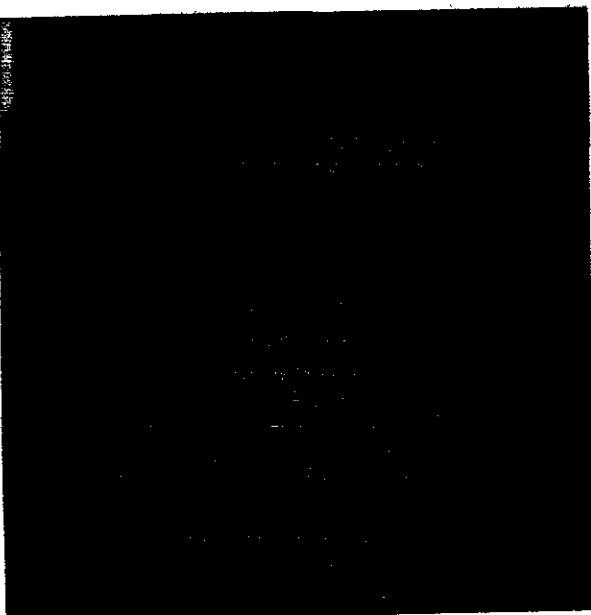
(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354
(Telephone Number)



98-8-A
#4513 Carroll Manor Rd.



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.: 8

Petitioner: Dezso Csipo

Location: 4513 Carroll Manor Rd Baltimore MD 21013

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dezso Csipo

ADDRESS: 4513 Carroll Manor Rd
Baltimore MD 21013

PHONE NUMBER: 410 592 7550

AJ:ggs

(Revised 09/24/96)

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____ prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District

Councilman's District

1:200 scale map

Zoning:

Lot size:

acreage square feet

public private

SEWER: ☐ ☐

WATER: ☐ ☐

yes no

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE #: _____

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.: 98-8-A Item # 8

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

PLACE: _____ *

DATE AND TIME: _____ *

REQUEST: Variance to permit side setbacks of 20' and
~~42'~~ 42' in lieu of 50', a 58' street centerline
setback in lieu of 75', and approve an undersized
lot

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

TO: PUTTUXENT PUBLISHING COMPANY
July 24, 1997 Issue - Jeffersonian

Please forward billing to:

Dezso Csipo
4513 Carroll Manor Road
Baldwin, MD 21030-9770

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: 98-8-A
4513 Carroll Manor Road
S/S Carroll Manor Road, 175' W of c/l Devonfield Drive
11th Election District - 6th Councilmanic
Legal Owner(s): Dezso Csipo and Marjorie J. Calvert

Variance to permit side setbacks of 20 feet and 42 feet in lieu of 50 feet; a 58 foot street centerline setback in lieu of 75 feet; and to approve an undersized lot.

HEARING: FRIDAY, AUGUST 15, 1997 at 10:00 a.m., Room 106 County Office Building, 111 W. Chesapeake 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

July 18, 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: 98-8-A
4513 Carroll Manor Road
S/S Carroll Manor Road, 175' W of c/l Devonfield Drive
11th Election District - 6th Councilmanic
Legal Owner(s): Dezso Csipo and Marjorie J. Calvert

Variance to permit side setbacks of 20 feet and 42 feet in lieu of 50 feet; a 58 foot street centerline setback in lieu of 75 feet; and to approve an undersized lot.

HEARING: FRIDAY, AUGUST 15, 1997 at 10:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

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

Arnold Jablon
Director

cc: Dezso Csipo and Marjorie J. Calvert

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 31, 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

August 8, 1997

Mr. Dezso Csipo & Ms. Marjorie Calvert
4513 Carroll Manor Road
Baldwin, MD 21013-9770

RE: Item No.: 008
Case No.: 97-8-A
Petitioner: D. Csipo & M. Calvert

Dear Mr. Csipo & Ms. Calvert:

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 July 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 black ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

INTEROFFICE CORRESPONDENCE

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

DATE: July 21, 1997

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

SIGNED: ROBERT W. BOWLING

SUBJECT: Zoning Advisory Committee Meeting
 for July 21, 1997
 Item Nos. 590, 591, 003, 004, 005,
 007, 008

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

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



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

(410) 887-4500

July 18, 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 July 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.

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

590, 591, 001, 008, and 009,004

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 387-4881, MS-1102F
cc: File



BALTIMORE COUNTY, MARYLAND

17 1997

INTER-OFFICE CORRESPONDENCE

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

DATE: July 15, 1997

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

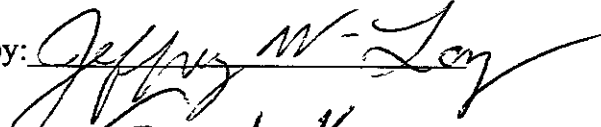
SUBJECT: Zoning Advisory Petitions

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

Item Nos. 571, 580, 591, 3, 4, 8, 9

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:



Division Chief:



AFK/JL

RE: PETITION FOR VARIANCE	*	BEFORE THE
4513 Carroll Manor Rd, S/S Carroll Manor	*	ZONING COMMISSIONER
Rd, 175' W of c/l Devonfield Drive	*	OF BALTIMORE COUNTY
11th Election District, 6th Councilmanic	*	CASE NO. 98-8-A
Dezso Csipo and Marjorie J. Calvert		
Petitioners		

* * * * *

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 6th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Dezso Csipo and Marjorie J. Calvert, 4513 Carroll Manor Road, Baldwin, MD 21013, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

3 copies

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

B _____
Permit Number

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ DEZSO CSIPO 4513 Carroll Manor rd (410) 5927550
Print Name of Applicant Address Telephone Number

☒ Lot Address 4513 Carroll Manor rd Election District 11 Council District 6 Square Feet 34538.5

Lot Location: N E SW (side) corner of Carroll Manor Rd, 175' feet from N E SW corner of Devonhall Drive
(street) (street)

Land Owner Dezso Csipo & Marjorie Colvert Tax Account Number 04 11 119011590

Address 4513 Carroll Manor rd Telephone Number 21013
Baldwin MD

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	/	—
2. Permit Application	n/a	—
3. Site Plan		
Property (3 copies)	/	—
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	/	—
4. Building Elevation Drawings	/	—
5. Photographs (please label all photos clearly)	/	—
Adjoining Buildings	—	—
Surrounding Neighborhood	/	—

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by 27/2
ZADM

Date 7/2/97

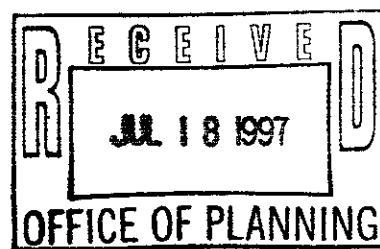
TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

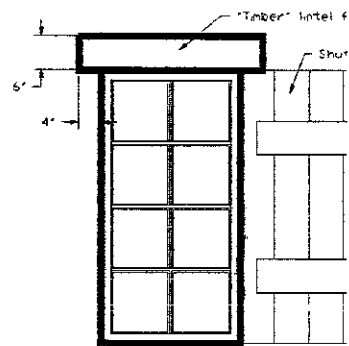
☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by:

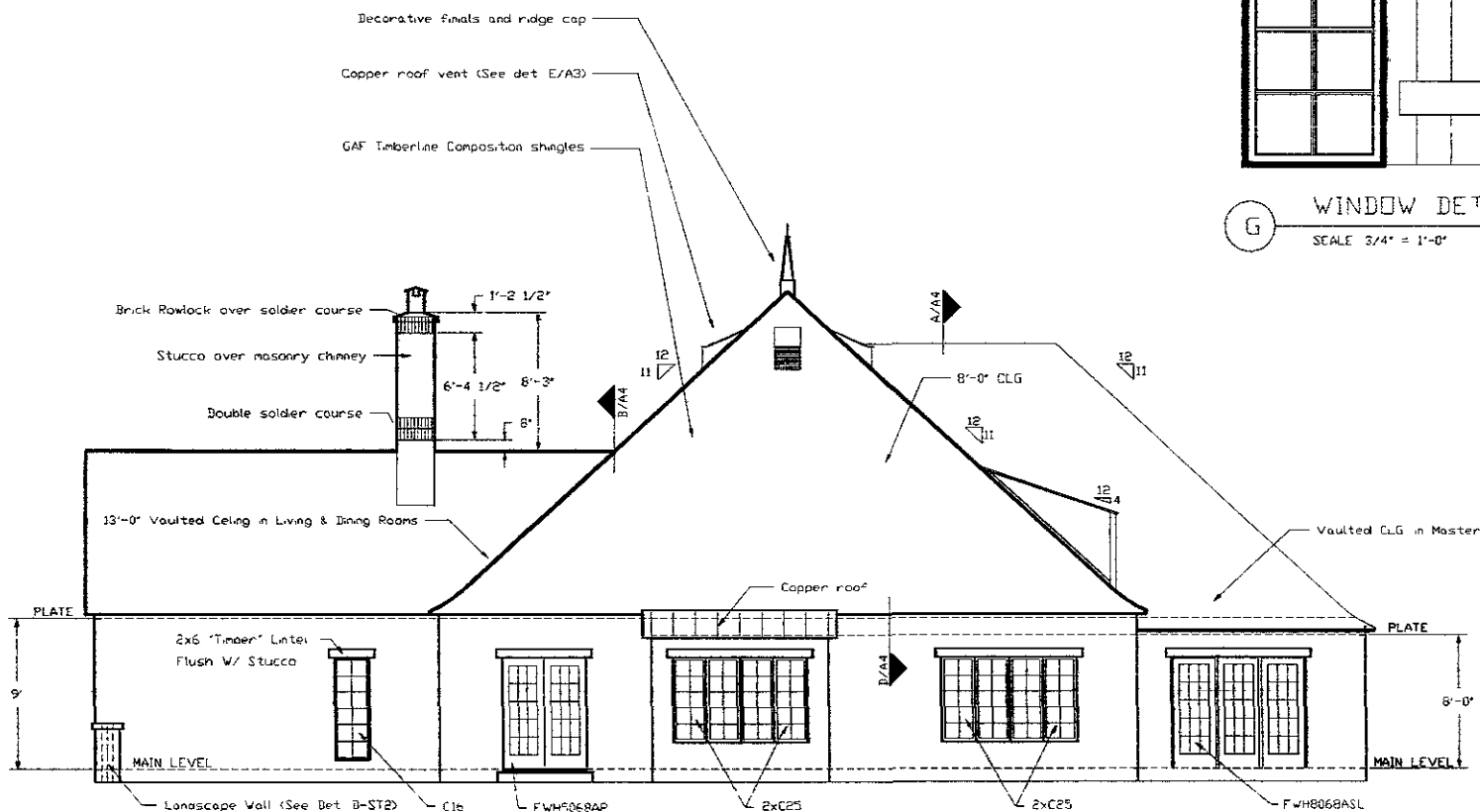
Ervin McDaniel
for the Director, Office of Planning & Zoning



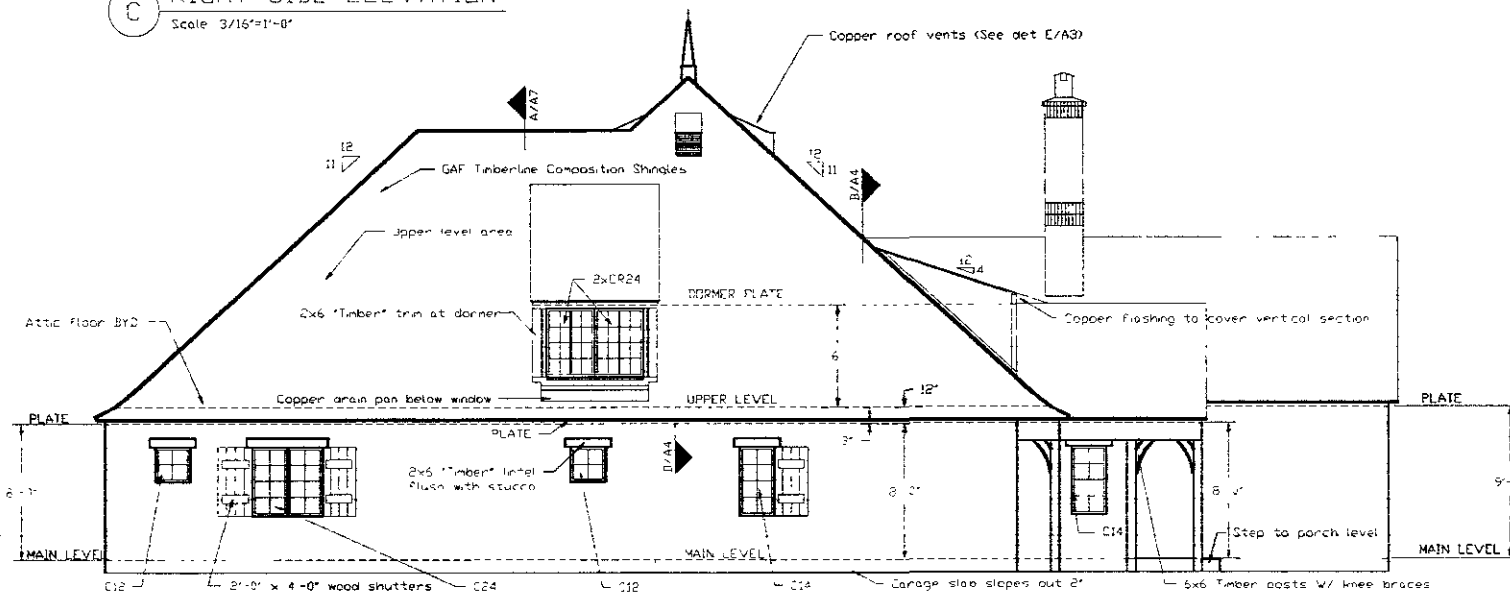
Date: 7/29/97



WINDOW DET.
SCALE 3/4" = 1'-0"

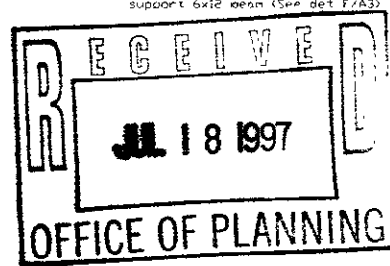


RIGHT SIDE ELEVATION
Scale 3/16"=1'-0"

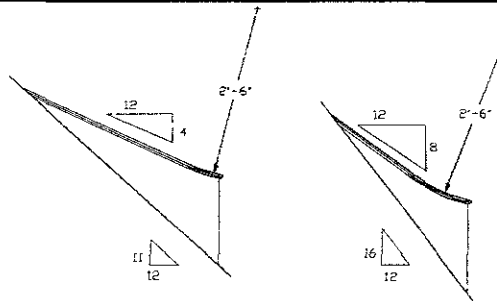


LEFT SIDE ELEVATION
Scale 3/16"=1'-0"

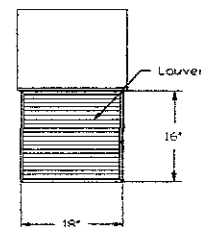
Sheet A3 4513 Carroll Manor Rd.
Baldwin, MD 21013



ter some with GS window



All copper sheet metal
construction attic
vent

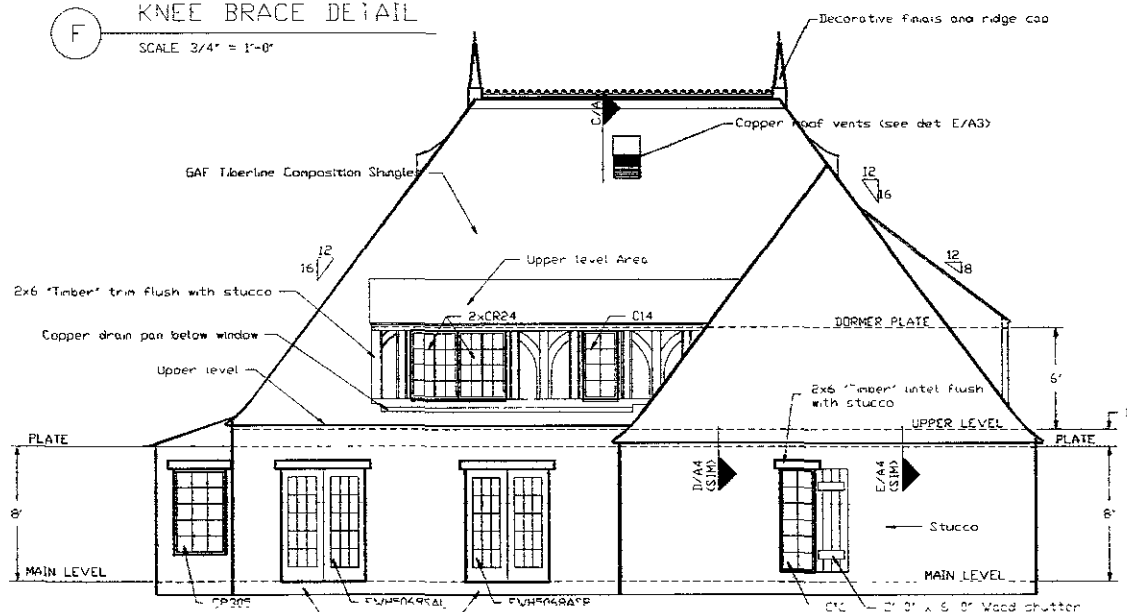


ATTIC VENT DETAIL

SCALE 3/4" = 1'-0"

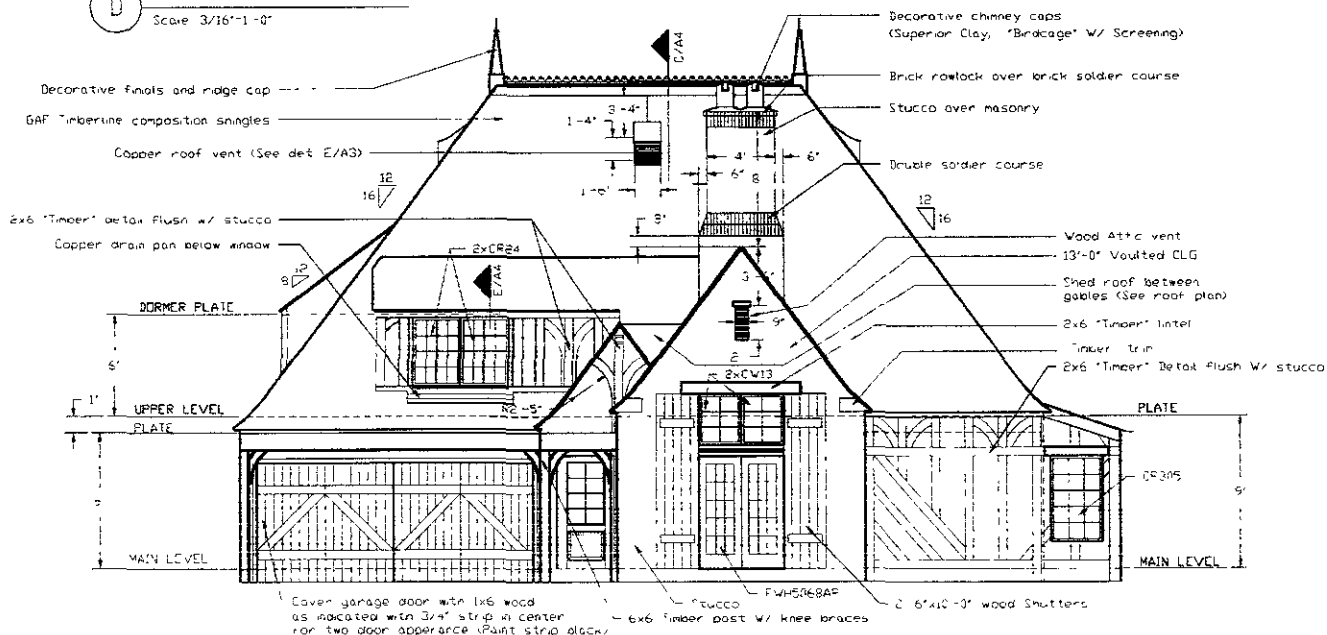
KNEE BRACE DETAIL

SCALE $3/4" = 1'-0"$



REAR ELEVATION

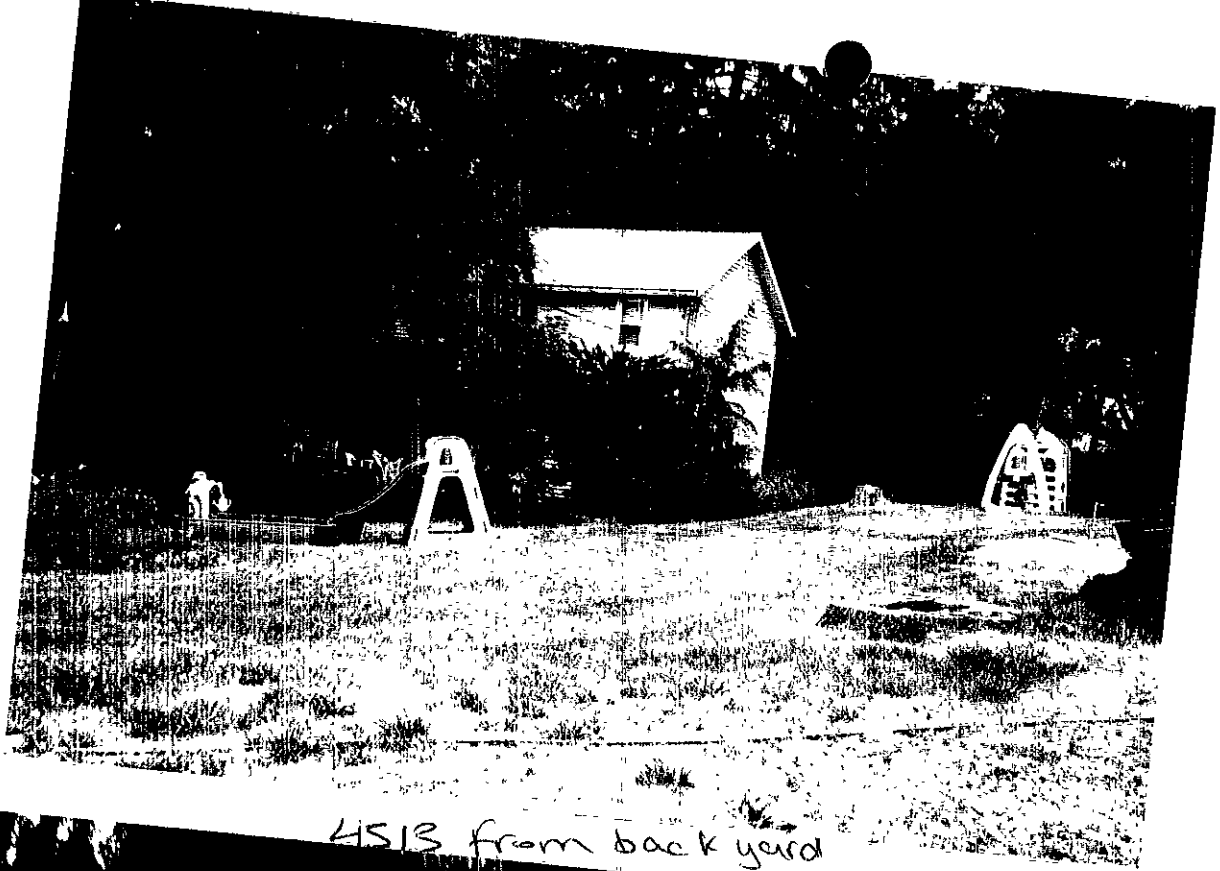
Score 3/16'-1-0'



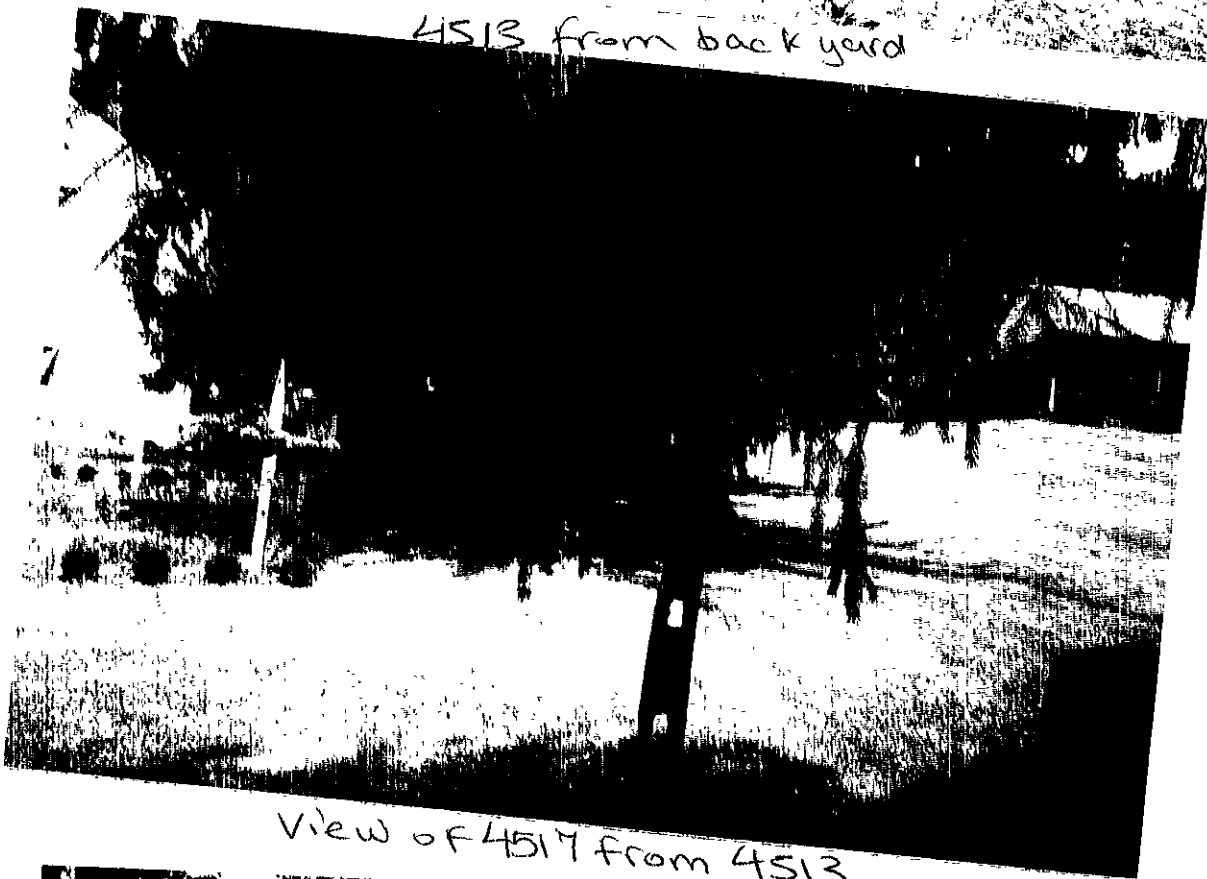
FRONT ELEVATION.

$$= 1.15 \times 10^{-10} \text{ s}^{-1}$$





4513 from back yard



view of 4517 from 4513



Back
end of
4513

LOCATION: 51 129. WESTWAY NORTH 3-18-06

SECTION 18-76 (B.C.L.C.)

Accumulation rubbish / garbage

SECTION 18-77 (B.C.L.C.)

1. DEFECTIVE FOUNDATION WALLS
2. " EXTERIOR WALLS
3. " ROOF
4. " ROOF DRAINAGE (GUTTER/DOWNSPOUTS)
5. " DECORATIVE FEATURES (CARNICE/WALL FACING)
6. " SIGNS, MARQUEES, AWNINGS
7. " CHIMNEY
8. " EXPOSED SURFACE (PEELING PAINT/
RUST)
9. " STAIRS / PORCHES
10. " WINDOWS / DOORS / FRAMES
11. " WEATHERTIGHT WINDOW/
EXTERIOR DOOR
12. " OPENABLE WINDOWS
13. " DOOR HARDWARE

SECTION 18-79 (B.C.L.C.)

Non-illuminated EXTERIOR STAIRWAY/
EXIT

SECTION 18-82 (B.C.L.C.)

1. Obstructed egress
2. DEFECTIVE egress doors



4513 from street



4513 from street



4513 +
part of
4511
from
back-
yard
of
4513

FIREWORKS

[illegible]



4517 And part of 4513 from street



~~4513~~ 4513 from street



4517
from
street

SECTION 18-76 (B.C.L.C.)

Accumulation rubbish / garbage

SECTION 18-77 (B.C.L.C.)

1. DEFECTIVE Foundation Walls
2. " Exterior Walls
3. " ROOF ✓
4. " ROOF DRAINAGE (gutter/drainage) ✓
5. " DECORATIVE FEATURES (carnice/wall facing)
6. " Signs, Marquees, Awnings
7. " CHIMNEY
8. " EXPOSED SURFACE (peeling paint ✓ RUST) ✓
9. " STAIRS / PORCHES ✓
10. " BROKEN WINDOWS / DOORS / FRAMES
11. " WEATHERTIGHT WINDOW / EXTERIOR DOOR
12. " OPENABLE WINDOWS
13. " DOOR HARDWARE missing ✓

SECTION 18-79 (B.C.L.C.)

Non-illuminated Exterior Stairway / Exit

SECTION 18-82 (B.C.L.C.)

1. Obstructed egress
2. DEFECTIVE egress doors

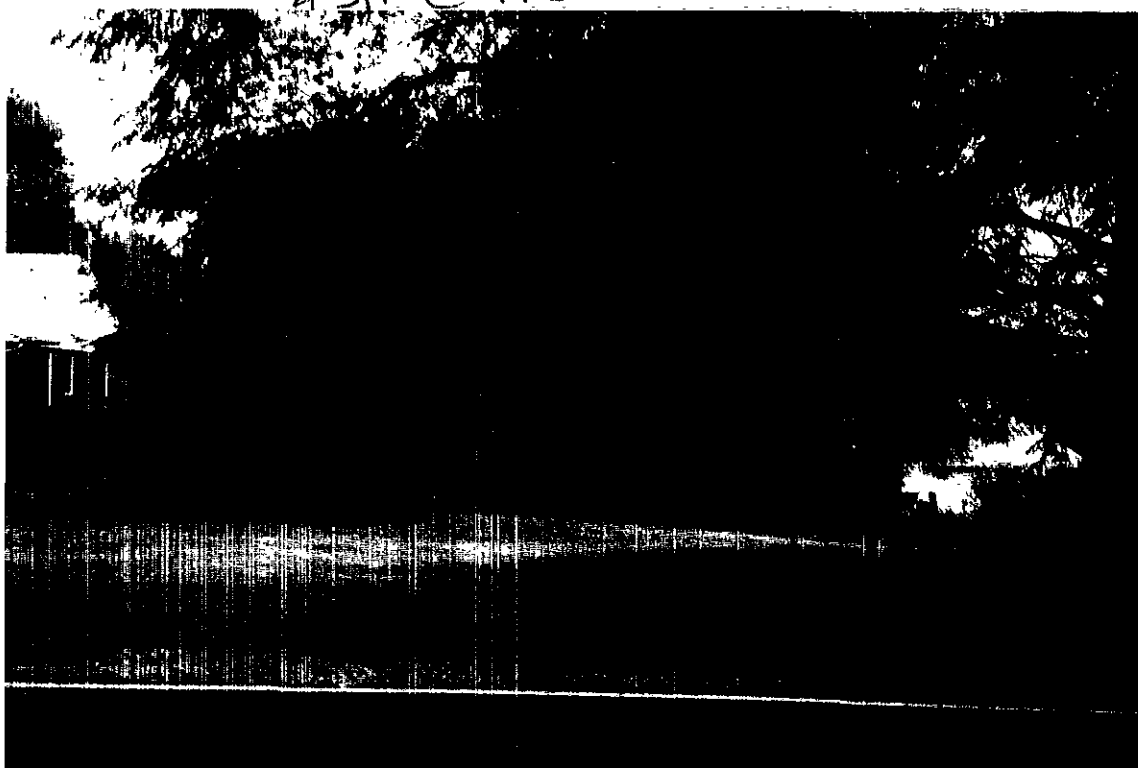


4517 from street



4511 Carroll Manor Rd

4517
from
street



SECTION 18-76 (B.C.L.C.)

Accumulation rubbish / garbage

SECTION 18-77 (B.C.L.C.)

1. DEFECTIVE FOUNDATION WALLS
2. " EXTERIOR WALLS
3. " ROOF ✓
4. " ROOF DRAINAGE (GUTTER / DOWNSPOUTS) ✓
5. " DECORATIVE FEATURES (CARNICE / WALL FACING)
6. " SIGNS, MARQUEES, AWNINGS
7. " CHIMNEY
8. " EXPOSED SURFACE (PEELING PAINT / RUST) ✓
9. " STAIRS / PORCHES
10. " PROZEN WINDOWS / DOORS / FRAMES
11. " WEATHERTIGHT WINDOW / EXTERIOR DOOR
12. " OPENABLE WINDOWS
13. " DOOR HARDWARE ✓

SECTION 18-79 (B.C.L.C.)

Non-illuminated EXTERIOR STAIRWAY / EXIT

SECTION 18-82 (B.C.L.C.)

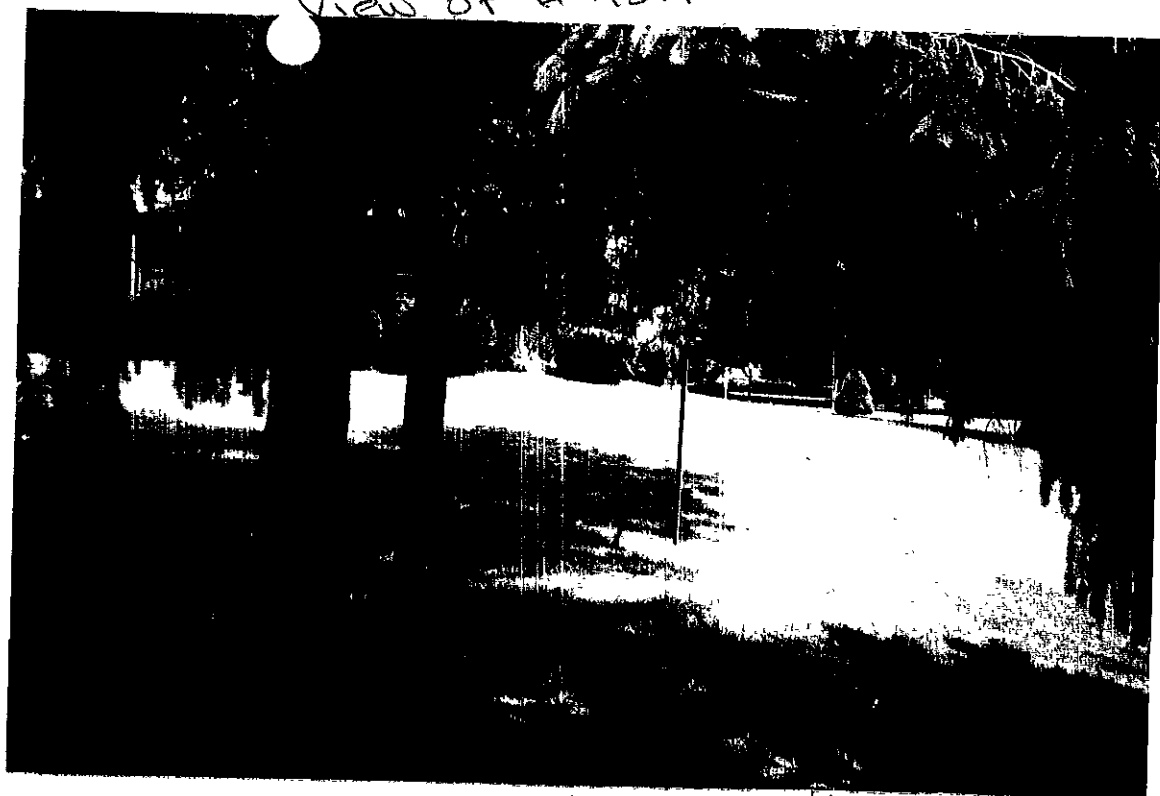
1. Obstructed egress
2. DEFECTIVE egress doors



View of # 4511



View of # 4511



View of 4511 From 4513

SECTION 1A-77 (B.C.L.L.C.)

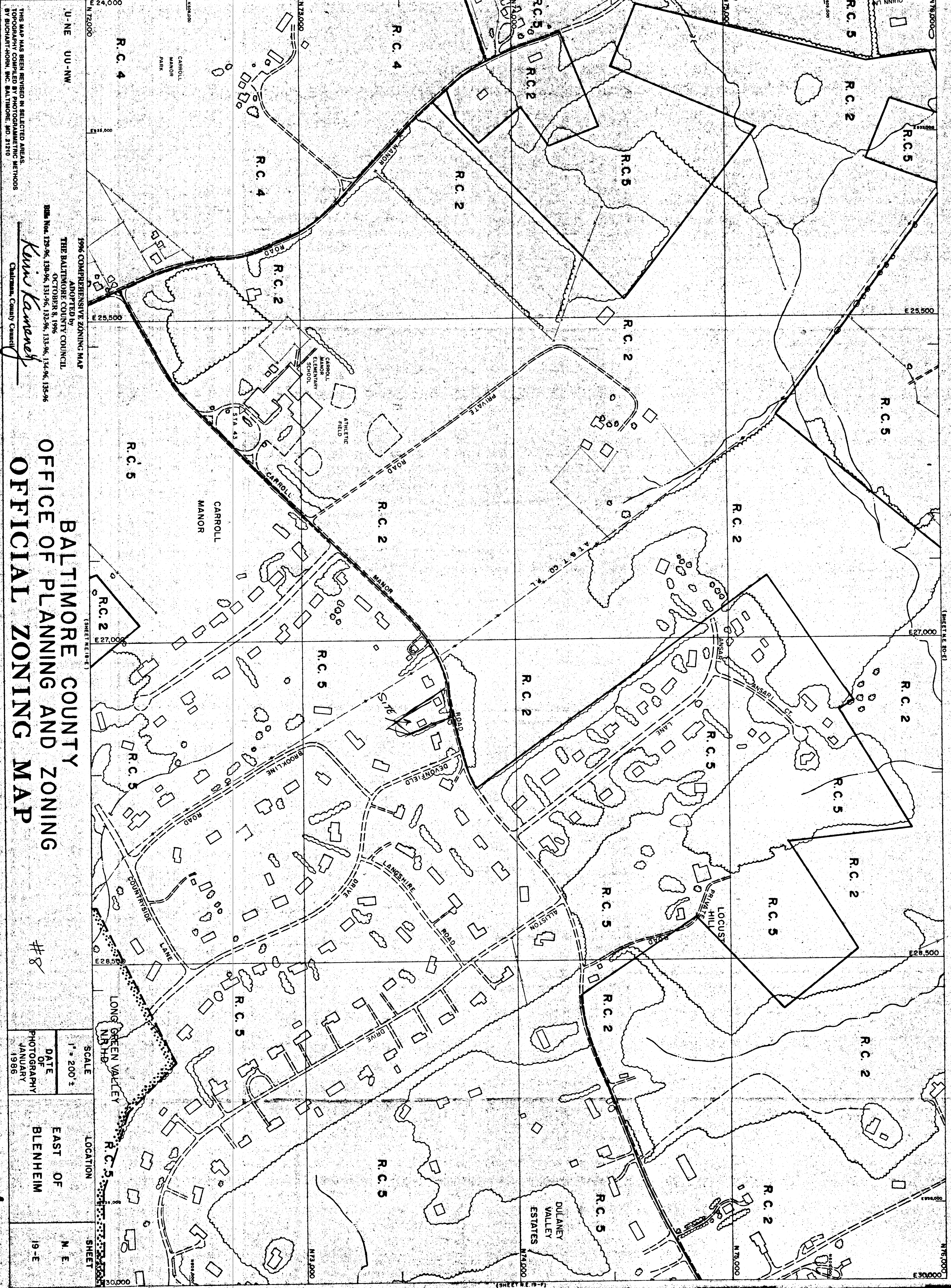
1. DEFECTIVE FOUNDATION WALLS
2. " EXTERIOR WALLS
3. " ROOF
4. " ROOF DRAINAGE (GUTTER / ~~downspouts~~)
5. " DECORATIVE FEATURES (CARNICE / WALL FACI)
6. " SIGNS, MARQUEES, AWNINGS
7. " CHIMNEY
8. " EXPOSED SURFACE (peeling paint / RUST)
9. " STAIRS / PARCHES
10. " broken WINDOWS / DOORS / FRAMES
11. " WEATHERTIGHT WINDOW / EXTERIOR DOOR
12. " OPENABLE WINDOWS
13. " DOOR HARDWARE missing

SECTION 1A-79 (B.C.L.L.C.)

Non-illuminated Exterior Stairway / Exit

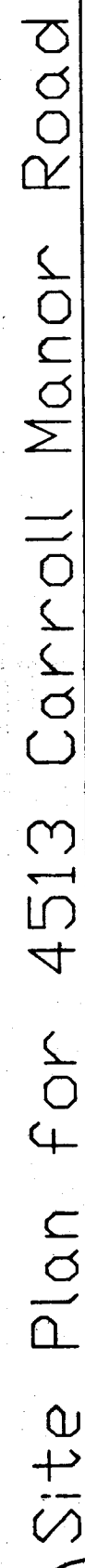
SECTION 1A-82 (B.C.L.L.C.)

1. Obstructed egress
2. DEFECTIVE egress doors



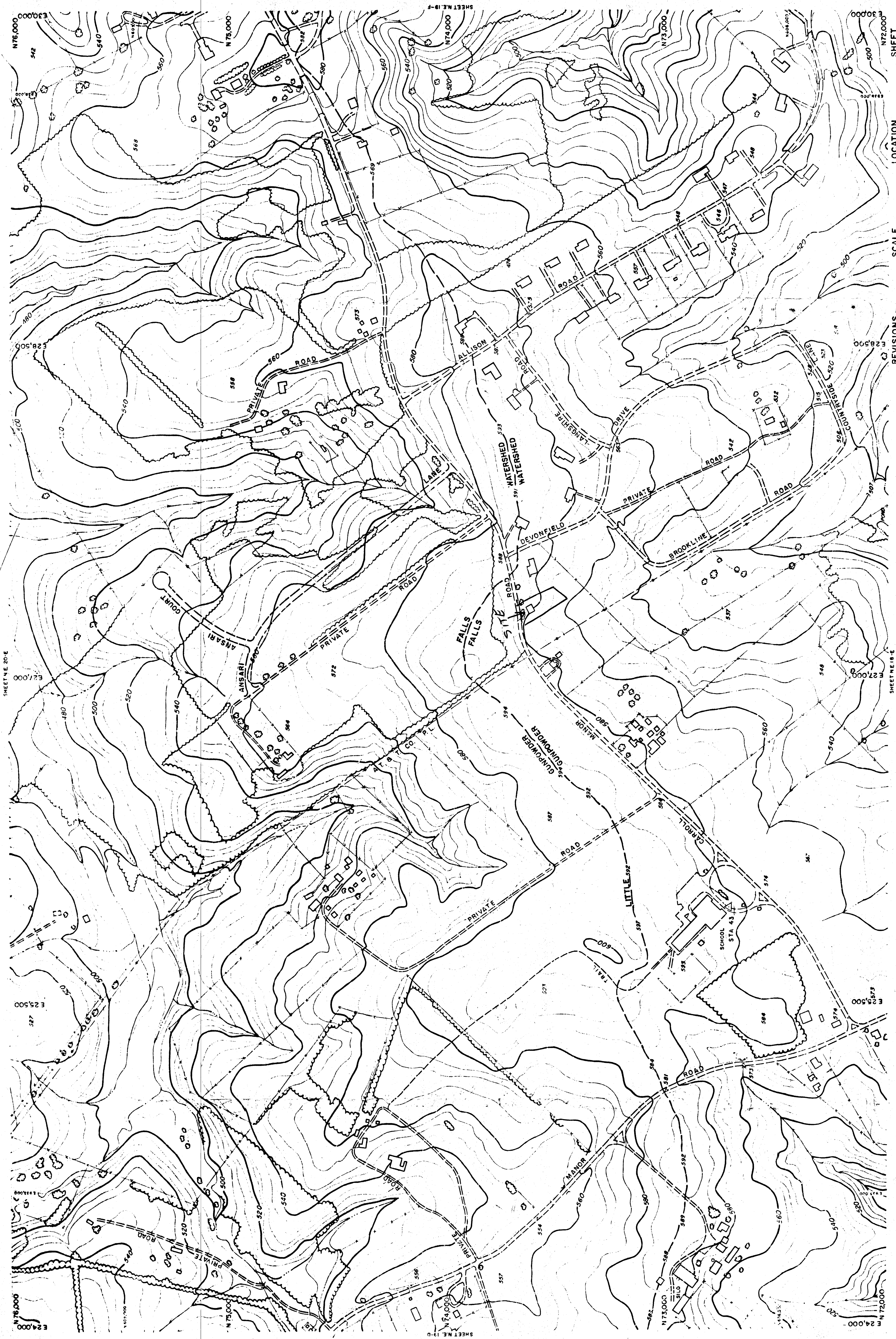
Owners: Dezso Csipo & Marjorie Calvert

- 175'-0" to center of Devonfield

 $1' = 20'-0"$

Site plan
4513 Carroll Manor rd.
Baldwin, MD 21013
Metes/Bounds: Lieber 8782/099

Liber: 1066 Folio: 515
Date: Jun 11, 1997
Prepared by D. Csipos



U - NE UU - NW

REVISIONS -

LOCATION

SHEET

N. E.

19-E

OFFICE OF PLANNING

JUL 18 1957

DATE OF PHOTOGRAPHY APRIL 1958

SCALE 1" = 200'

BY DATE

DATE OF PHOTOGRAPHY APRIL 1958

Topography Compiled By Photogrammetric Methods

M.P.S. INCORPORATED - BALTIMORE, 22 MARYLAND

PHOTOGRAMMETRIC MAP OF

BALTIMORE COUNTY, MARYLAND

EAST OF

BLenheim