

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NEC Patapsco & Locust Avenues * ZONING COMMISSIONER
320 Patapsco Avenue
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District
Stephen E. Peters, et al * Case No. 98-31-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Zoning Variance for the property known as 320 Patapsco Avenue in the Chesaco Park subdivision of Baltimore County. The Petition was filed by Mary C. Duncan and Betty Friedlander, property owners, and Stephen E. Peters, Contract Purchaser. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a lot width of 50 ft. in lieu of the required 55 ft., and to permit a side street setback of 12 ft. in lieu of the required 25 ft. The variance Petition is filed to permit the building of a single family dwelling on a lot with insufficient width. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Stephen Edward Peters, contract purchaser/Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is collectively comprised of four lots originally laid out in the Chesaco Park subdivision. These lots are shown on the original plat known as lots 125, 126, 156 and 157. In sum, the total lots create a single parcel 50 ft. wide and approximately 200 ft. deep. Moreover, a small portion of lot No. 156 towards the rear of the property is owned by the State Highway Administration.

ORDER RECEIVED FOR FILING

Date

By

9/11/97
M. J. [Signature]

Presently, the property is vacant. The site is under sale of contract to Mr. Peters from Ms. Duncan and Ms. Friedlander. Mr. Peters proposes constructing a 28 ft. x 48 ft. single family dwelling on the property. Elevation drawings for the proposed dwelling have been submitted to the Office of Planning for review.

Mr. Peters also noted that the property is a corner lot, located at the intersection of Patapsco Avenue and Locust Avenue. The proposed dwelling will face Patapsco Avenue. Locust Avenue is a small deadend street which terminates near the rear property line of the subject property. Photographs were submitted which shows that Locust Avenue is a narrow street, thus, the subject property and street setback will appear greater in the field than on the site plan. Letters of support from neighbors surrounding the property were also submitted at the hearing.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. The proposed dwelling constitutes a reasonable and appropriate use for the property. In my judgment, the Petitioner has submitted testimony and evidence sufficient to satisfy the requirements of Section 307 of the BCZR. However, in order to protect the integrity of the neighborhood, I will require that the Office of Planning review and approve the elevation drawings for the proposed structure.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September 1997 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a lot width of 50 ft., in lieu of the required 55 ft., and to permit a side

ORDER RECEIVED FOR FILING
Date 9/11/97
By M. H. H. H.

street setback of 12 ft., in lieu of the required 25 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall submit building elevation drawings to the Office of Planning for review. The grant of the variance relief is conditioned upon the review of those plans.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/nmm

ORDER RECEIVED FOR FILING
Date 9/11/97
By M. G. [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

September 10, 1997

Mr. Stephen E. Peters
600 Patuxent Avenue
Baltimore, Maryland 21237

RE: Case No. 98-31-A
Petition for Variance
Property: 320 Patapsco Avenue

Dear Mr. Peters:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a faint, larger signature.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Ms. Mary C. Duncan
Ms. Betty Friedlander
400 Patapsco Avenue
Baltimore, Maryland 21237





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

98-31-A

320 PATAPSCO AVE
BALTO MD 21237

which is presently zoned DRS.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) 1802-3.C.1 TO Allow a lot A width of 50' in lieu of the Required 55'. A side street setback of 12' in lieu of the Required 25' and to permit building on an undeveloped lot (lot width only)

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

TO BE DISCUSSED AT HEARING

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.

STEPHEN EDWARD PETERS

(Type or Print Name)

Steph E. Peters

Signature

600 PATUXENT AVE

Address

BALTO MD 21237

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)

* MARY C. DUNCAN

(Type or Print Name)

Mary C. Duncan

Signature

BETTY FRIEDLANDER

(Type or Print Name)

Betty Friedlander

Signature

400 PATAPSCO AVE 687-4659

Address

Phone No

BALTO MD 21237

City

State

Zipcode

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

MARY C. DUNCAN

Name

SAME

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: CAM

DATE

25 July 97



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

RECEIVED AUG 06 1997

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

July 11, 1997

98-31-A

Beginning for the same at the northeast corner of Patapsco and Locust Avenues and being known as Lots 125, 126, 157 and part of 156, Sheet 1, Plan "D", Chesaco Park, and recorded among the land records of Baltimore County in Plat Book 6 folio 164.

Containing 8875.00 square feet of land more or less.



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 #96-31-A

320 Patapsco Avenue
NEC Patapsco and Locust
Avenues

15th Election District
5th Councilmanic

Legal Owner(s):

Mary C. Duncan and Betty
Friedlander

Contract Purchaser(s):
Stephen Edward Peters

Variance: to allow a lot a
width of 50 feet in lieu of the
required 55 feet, a side street
setback of 12 feet in lieu of the
required 25 feet, and to permit
building on an undersized lot
(lot width only).

Hearing: Friday, September
5, 1997 at 9:00 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 concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

8/141 Aug 14 C165266

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug. 14, 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 Aug. 14, 1997.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: 98-31-A

Petitioner/Developer: _____

STEPHEN E. PETERSDate of Hearing/Closing: 9-5-97

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

320 PATAPSCO AVE. BALTIMORE, MD. 21237

The sign(s) were posted on AUG 20, 1997
(Month, Day, Year)

Sincerely,

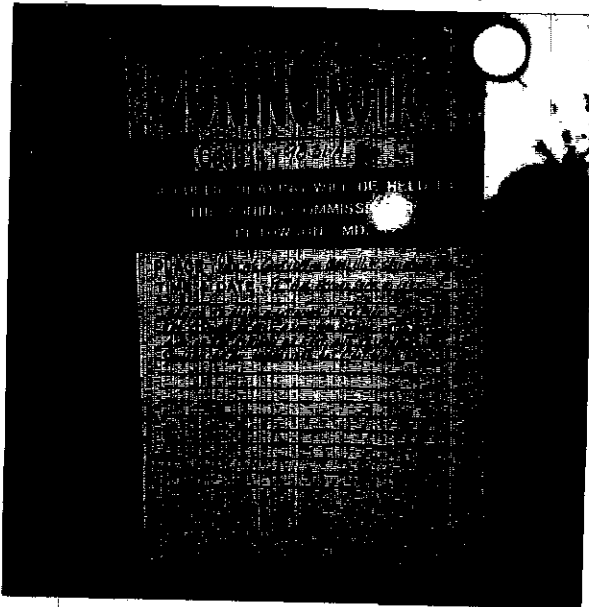
Thomas P. Ogle Sr. 8/20/97
(Signature of Sign Poster and Date)

THOMAS P. OGLE SR
(Printed Name)

325 NICHOLSON RD
(Address)

BALTIMORE, MD 21221
(City, State, Zip Code)

(410) 687-8465
(Telephone Number)



98-31-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035936

DATE 2/1/97 ACCOUNT R-001-6150

31

CASH
AMOUNT

\$ 50

RECEIVED
FROM:

Peters

FOR:

320- Patapiscu Ave

CONTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/25/1997 7/25/1997 11:41:03

REG 4503 CASHIER UNIT VLM DRAWER

MISCELLANEOUS CASH RECEIPT

Receipt # 010616

CR NO. 035936

DEPT

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-33-SPH (C)

Petitioner/Developer: R. AZRAEL, ETAL
c/o R.C. RODGERS

Date of Hearing/Closing: 9/5/97
@ 10 AM
RM-106 C0B

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 ES. FALLS ROAD & NS
OLD LYME RD.

The sign(s) were posted on 8/18/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/27/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

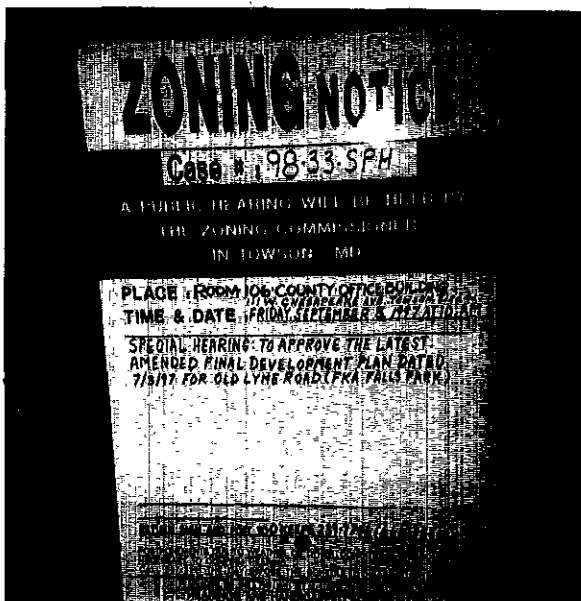
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Page (410) 905-8571
646-8354



98-33SPH
R. AZRAEL - FALLS PARK
ES. FALLS RD
OLD LYME ROAD H-9/5/97
@ 10:00 AM

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.: 98-031-A

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

PLACE: _____ *

DATE AND TIME: _____ *

REQUEST: Variance to allow a lot width of
50' in lieu of the required 55' and a side ^{street} ~~yard~~
setback of 12' in lieu of the required 25' and
to permit building on an undersized lot (lot width
only)

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/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.: 31

Petitioner: STEPHEN E. PETERS

Location: 320 PATAPSCO AVE & LOCUST AVE
BALTO MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

NAME: STEPHEN E. PETERS

ADDRESS: 600 PATUXENT AVE
BALTO MD 21237

PHONE NUMBER: 410-574-4382

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: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

Zoning Office USE ONLY!

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

TO: PUTUXENT PUBLISHING COMPANY
August 14, 1997 Issue - Jeffersonian

Please forward billing to:

Stephen E. Peters
600 Patuxent Avenue
Baltimore, MD 21237
410-574-4382

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: 98-31-A
320 Patapsco Avenue
NEC Patapsco and Locust Avenues
15th Election District - 5th Councilmanic
Legal Owner(s): Mary C. Duncan and Betty Friedlander
Contract Purchser(s): Stephen Edward Peters

Variance to allow a lot a width of 50 feet in lieu of the required 55 feet, a side street setback of 12 feet in lieu of the required 25 feet, and to permit building on an undersized lot (lot width only).

HEARING: FRIDAY, SEPTEMBER 5, 1997 at 9:00 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

August 7, 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: 98-31-A
320 Patapsco Avenue
NEC Patapsco and Locust Avenues
15th Election District - 5th Councilmanic
Legal Owner(s): Mary C. Duncan and Betty Friedlander
Contract Purchser(s): Stephen Edward Peters

Variance to allow a lot a width of 50 feet in lieu of the required 55 feet, a side yard setback of 12 feet in lieu of the required 25 feet, and to permit building on an undersized lot (lot width only).

HEARING: FRIDAY, SEPTEMBER 5, 1997 at 9:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Mary C. Duncan and Betty Friedlander
Stephen Edward Peters

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 21, 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 27, 1997

Mses. Mary Duncan & Betty Friedlander
400 Patapsco Avenue
Baltimore, MD 21237

RE: Item No.: 31
Case No.: 97-31-A
Petitioner: Mary Duncan, et al

Dear Mses. Duncan and Friedlander:

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 25, 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, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



INTEROFFICE CORRESPONDENCE

Date: August 11, 1997

SUBJECT: Zoning Advisory Committee Meeting
for August 11, 1997
Item No. 031

The Development Plans Review Division has reviewed the subject zoning item. Patapsco Avenue is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE811.031



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 8-7-97
Item No. 031 CAM

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

TO: PDM

DATE: Aug 15, 97

FROM: R. Bruce Seeley. RBS/sp
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 4, 97

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

Item #'s:

20 30
21 (31)
24
26
27
28

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

DATE: 10/07/88

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

SL: Property Owner: See Below

Location: DISTRIBUTION MEETING OF August 4, 1987

Item No.: SEE BELOW

Zoning Agenda:

Comment:

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 plan for the property.

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

020, 021, 022, 023, 025, 026, 027, 028, 029,
030, 031, and 033

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



hso
9/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: September 2, 1997

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

SUBJECT: 320 Patapsco Avenue

INFORMATION

Item Number: 31
Petitioner: Duncan / Frieland Property
Zoning: DR 5.5
Requested Action: Variance

Summary of Recommendations:

Staff does not oppose the subject request provided that all provisions of Section 304.1 of the Baltimore County Zoning Regulations are met. In addition, please note that further comments will be made at such time as the minor subdivision request is submitted for review and comment.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL

RE: PETITION FOR VARIANCE * BEFORE THE
320 Patapsco Ave, NEC Patapsco and Locust
Aves, 15th Election Dist, 5th Councilmanic* ZONING COMMISSIONER

Legal Owner(s): Mary C. Duncan and * OF BALTIMORE COUNTY
Betty Friedlander
Contract Purchaser(s): Stephen E. Peters * CASE NO. 98-31-A
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 15th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Mary C. Duncan and Betty Friedlander, 400 Patapsco Avenue, Baltimore, MD 21237, and to Stephen E. Peters, 600 Patuxent Avenue, Baltimore, MD 21237, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: July 25, 1997

TO: Hearing Officer

FROM: Catherine A. Milton
Planner I
Zoning Review, PDM

SUBJECT: Item #31
320 Patapsco Avenue

Will submit undersized lot approval separately -- Appointment 8/4/97.

CAM:scj

STEPHEN E. PETERS
600 PATUXENT AVENUE
BALTIMORE, MARYLAND 21237

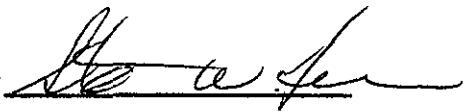
7 JULY 1997

TO: NEIGHBORS OF LOCUST AND PATAPSCO AVENUES

IT IS MY INTENTION TO PURCHASE AND BUILD ON THE PROPERTY LOCATED AT THE
CORNER OF LOCUST AND PATAPSCO AVENUES, FOR MY OWN PERSONAL RESIDENCE.

IN ORDER TO FACILITATE AND EXPIDITE THE PROCESS, I WILL ASK YOU TO PLEASE
READ AND SIGN THE FOLLOWING STATEMENT:

*I, THE UNDERSIGNED, WILLINGLY HAS NO OBJECTION
AND COMPLETE UNDERSTANDING OF THE INTENDED
CONSTRUCTION AT THE CORNER LOCATION OF LOCUST
AND PATAPSCO AVENUES.*

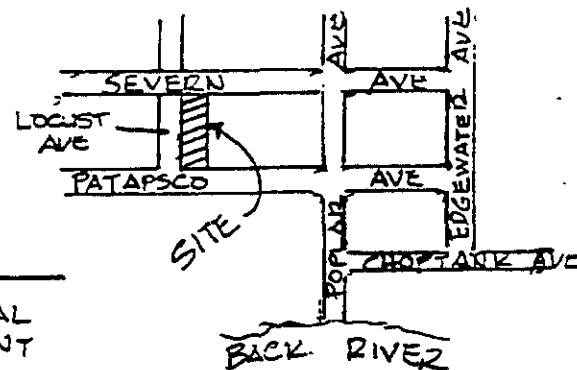
SIGNED: 

YOUR ASSISTANCE IS APPRECIATED AND I LOOK FORWARD TO OUR FUTURE
RELATIONSHIP AS NEIGHBORS.

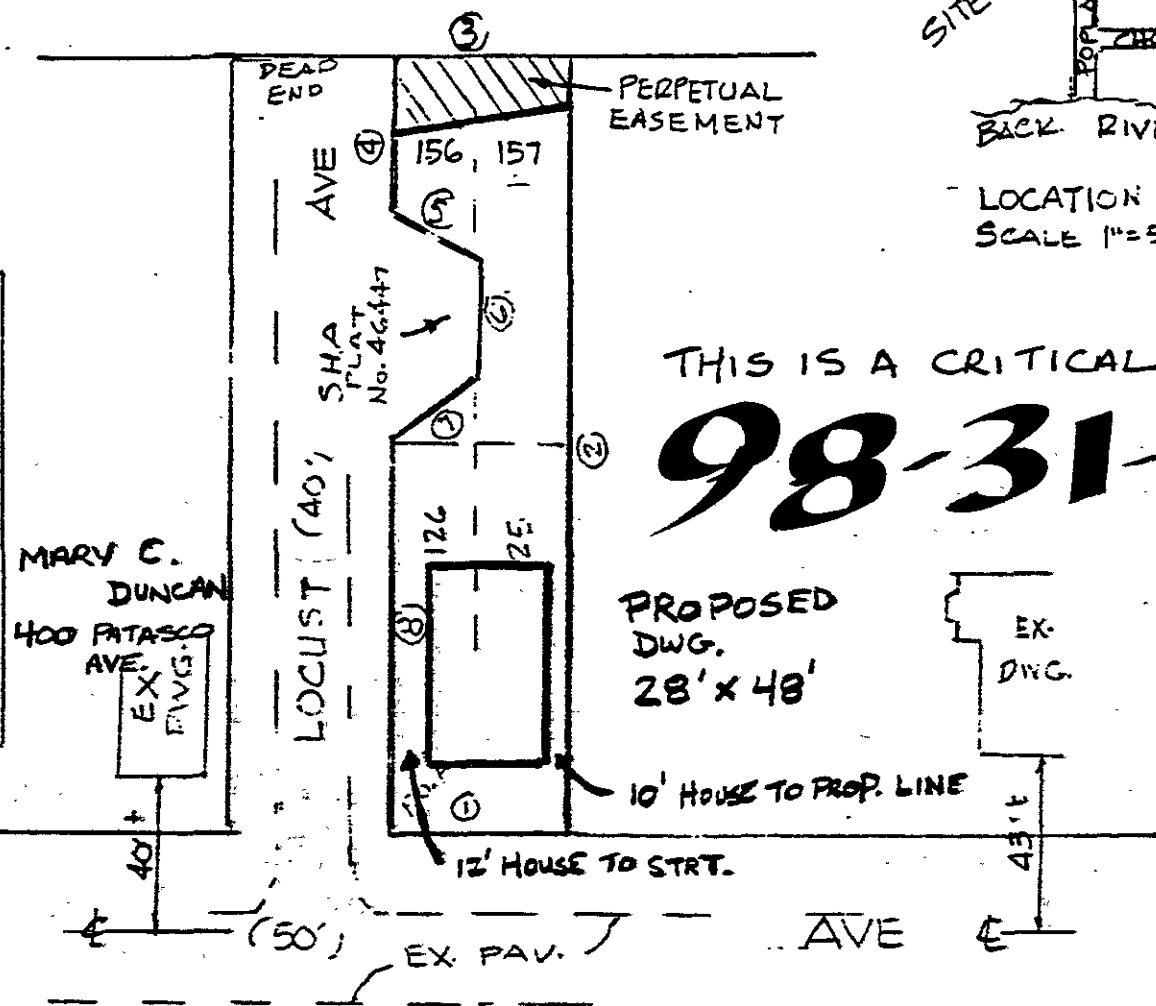
BEST REGARDS,

PLAT TO ACCOMPANY PETITION FOR A LOT WIDTH
VARIANCE, TO ALLOW A LOT WIDTH OF 50
FEET IN LIEU OF THE REQUIRED 55 FEET.

320 PATAPSCO SEVERN AVE



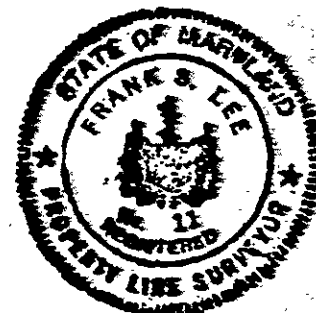
①	S 67°-35'-55" E	50.00
②	N 22°-24'-27" E	200.00
③	N 67°-25'-33" W	50.00
④	S 22°-24'-27" W	40.00
⑤	S 36°-37'-43" E	29.16
⑥	S 22°-24'-27" W	30.00
⑦	S 31°-26'-38" W	29.12
⑧	S 22°-24'-27" W	100.00
8375.00 SQ. FT.		
CITY ZONING - D-2.5		
PUBLIC WATER & SEWER		

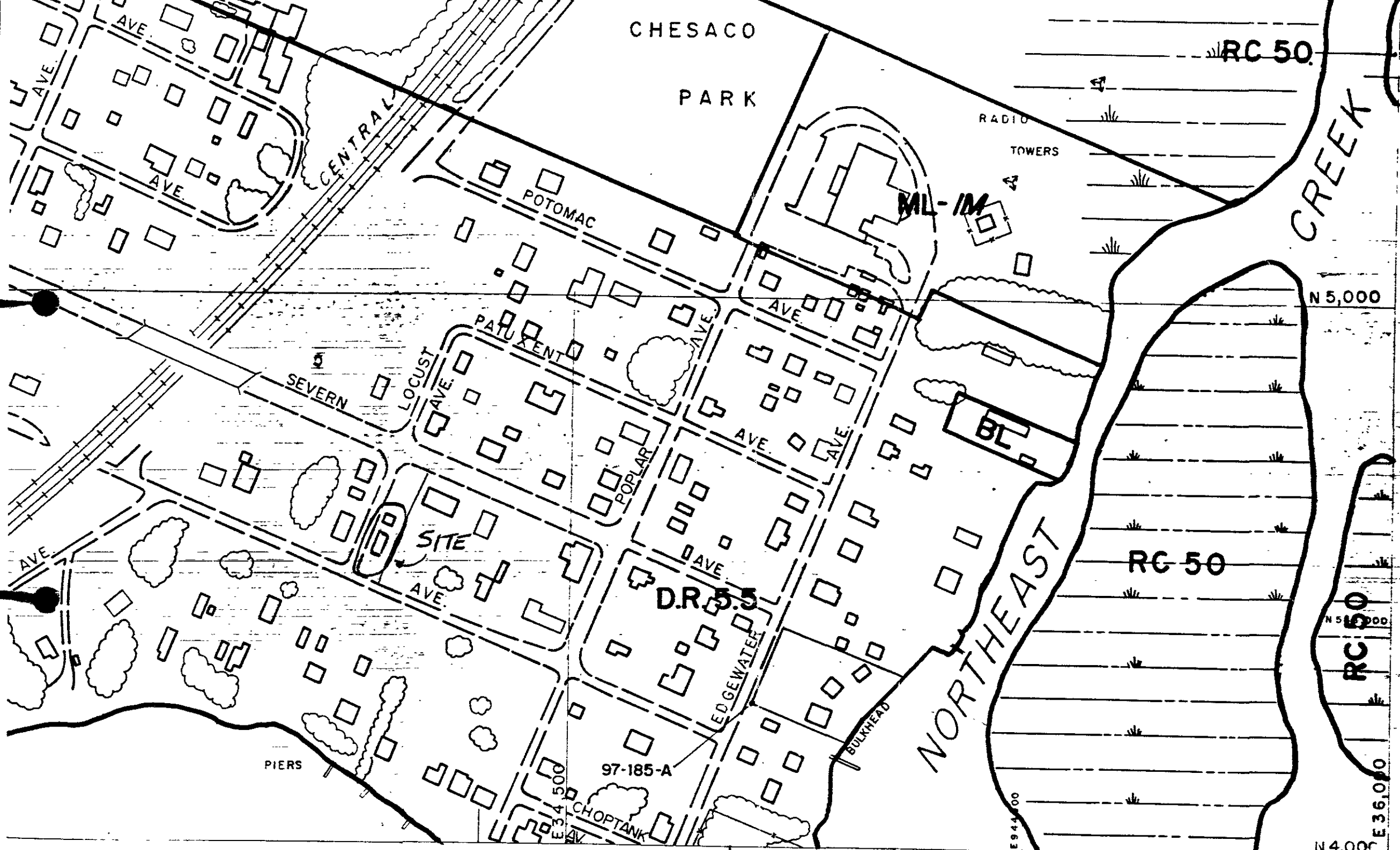


LOTS 125-126, 157 PT. OF 156 SHEET 1 PLAN 2
CHESACO PARK
PLAT BOOK 6-164
15TH DISTRICT BALTIMORE CO., MARYLAND
SCALE 1"=50'
DATE 7-11-97

7TH COUNCILMATIC DIST.

FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237





TY

98-31-A

31

SCALE

1" = 200' ±

LOCATION

NE-2F

SHEET