

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Patapsco Avenue, 60 ft.
W of c/l West Dundalk * ZONING COMMISSIONER
102 Patapsco Avenue
9th Election District * OF BALTIMORE COUNTY
5th Councilmanic District
Margaret Dembeck * Case No. 98-57-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for a Administrative Variance for the property located at 102 Patapsco Avenue in the subdivision known as Colgate, in the vicinity of Dundalk in eastern Baltimore County. The Petition was filed by Margaret Dembeck, property owner. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit an addition with a rear yard setback of 15 ft. in lieu of the minimum required setback of 50 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioner's Exhibit No. 1.

This matter was originally filed as a Petition for Administrative Variance, pursuant to Section 26-127 of the Baltimore County Code. That section allows an owner who occupies a residentially zoned property to seek variance relief without a public hearing in certain cases. Under the administrative variance procedure, the property is posted with a sign which provides public notice of the variance request. If within 15 days of the posting of the sign, a public hearing is requested by a property owner or resident within 1,000 ft. of the subject property, a public hearing is scheduled. In this case, Mr. and Mrs. William R. Dickerson who own property at 104 Patapsco Avenue requested a public hearing. The hearing was duly scheduled and, therefore, conducted on October 15, 1997.

11/17/97
Mr. Goad

Appearing at the public hearing held for this case was Margaret Dembeck, property owner, and Dennis Silfies, a contractor who will do the proposed construction on the subject property. Numerous residents of the surrounding locale appeared in opposition. They included Mr. and Mrs. Dickerson, who jointly own 104 and 108 Patapsco Avenue. Other residents of the community appeared and participated at the hearing. Their names and addresses are contained within the Sign-in Sheet which has been included in the case file.

Testimony and evidence presented was that the property is known as lot No. 14 of the residential subdivision known as Colgate. The property is located in the Dundalk community of Baltimore County. The property is 16.75 ft. wide and approximately 90 ft. deep. The property is improved with a dwelling known as 102 Patapsco Avenue. As photographs submitted at the hearing indicate, this dwelling is an inside unit in a block of row homes which constitute the 100 block of Patapsco Avenue. Apparently, the house is quite old, having been originally constructed in approximately 1918.

Ms. Dembeck testified that the house is presently unoccupied. She indicated that a fire damaged a significant portion of the house in November of 1996. She has retained Mr. Silfies' company to rehabilitate and repair the house. Additionally, she proposes the construction of a significantly sized addition to the rear of the house. The addition will occupy the entire width of the lot (16.75 ft.) and will be 30 ft. deep. Additionally, it will be approximately 25 ft. in height.

Ms. Dembeck indicated that she is in poor health and the addition is necessary to accommodate her needs. Specifically, she wishes to construct the large addition to provide a substantially sized area of living space on one floor.

The neighbors who testified are opposed to the request. They believe that the proposed addition is inappropriate for the neighborhood and will cause a detrimental impact on surrounding properties. Although acknowledging that the dwelling at 100 Patapsco Avenue features a similarly sized addition, the neighbors believe that Ms. Dembeck's plans are inappropriate. They testified that the improvements at 100 Patapsco Avenue were construction many years ago, prior to the adoption of zoning regulations in Baltimore County. They also indicated that the proposed addition will occupy nearly the entire back yard of the property and will block the view, light and air for adjacent dwellings in that block.

Following the hearing, I visited the site and examined the property and locale. Although there are many dwellings which contain carports and detached garages in the rear yard, the Petitioner's plan does propose something quite different than that which is in existence in the area.

Consideration of zoning variances is governed by Section 307 of the BCZR. That section requires that the Zoning Commissioner make a finding that the subject property is unique before variance relief can be considered. Moreover, it must be shown that the denial of the variance would constitute a practical difficulty upon the property owner and that relief can be fashioned without detrimental impact on the surrounding locale.

In my judgment, the Petitioner has failed to satisfy these requirements. I am persuaded by the Protestants' claims that the proposed construction will be out of character for the neighborhood and inappropriate for the locale.

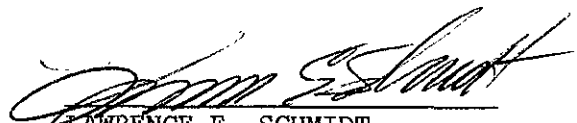
Clearly, the Petitioner should be able to reconstruct her house and make the necessary repairs caused by the fire. Moreover, a small extension to the rear of the property, to a depth of approximately 11 ft., would be appropriate. Such an addition would be consistent with the rear

porches and additions of other houses in the community. Such an addition would still need variance relief to permit a 37 ft. rear yard setback in lieu of the required 50 ft. Such a variance should and will be granted. However, to allow the larger addition requested by the Petitioner would not be appropriate. Therefore, the subject Petition shall be denied.

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 denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of November 1997 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit an addition with a rear yard setback of 15 ft., in lieu of the minimum required setback of 50 ft., be and is hereby DENIED.

Any appeal from this decision must be taken in accordance with the applicable provisions of the law.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

11/17/97
M. G. Gooch
C. G. Gooch
D. G. Gooch



Baltimore County
Zoning Commissioner
Office of Planning

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

November 14, 1997

Ms. Margaret Dembeck
102 Patapsco Avenue
Baltimore, Maryland 21222

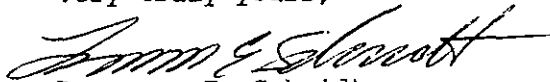
RE: Case No. 98-57-A
Petition for Zoning Variance
Location: 102 Patapsco Avenue

Dear Ms. Dembeck:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied, 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,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. Dennis Silfies, 5 Crain Highway, N.E., Glen Burnie, Md. 21061
Mr. and Mrs. L. Scott, 116 Patapsco Avenue, 21222
Mr. and Mrs. William Dickerson, P.O. Box 9213, 21222
Mr. Alvin F. Graff, 107 Ventnor Terrace, 21222
Mr. Maurice H. Hedges, 256 St. Helena Avenue, 21222





Baltimore County
Department of Permits and
Development Management

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

September 8, 1997

Ms. Margaret Dembeck
102 Patapsco Avenue
Baltimore, MD 21222

RE: Item No.: 57
Case No.: 97-57-A
Petitioner: Margaret Dembeck

Dear Ms. Dembeck:

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 August 13, 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,

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
Item No. *57 (JRF)*

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as the proposed development is not located on a State roadway and there are no impacts to any SHA facilities.

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 Bob Small
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
Department of Permits
and Development Management

DATE: August 25, 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. 52, 53, 55, 56, 57, 60, 61, 62, and 64

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: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

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

TO: PDM

DATE: 8/26/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 25, 97

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

Item #'s: 52

53

56

57

58

60

61

62

63

64

RBS:sp

BRUCE2/DEPRM/TXTSBP

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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: August 29, 1997

FROM: *RWB* Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for September 2, 1997
 Item Nos. 052, 053, 055, 057,
 060, and 064

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

RWB:HJO:jrb

cc: File

ZONE902.NOC



Baltimore County
Fire Department

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

AUGUST 25, 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 AUGUST 25, 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:

052, 055, 057, 058, 060, 062, AND 064

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File





Petition for Administrative Variance

98-57-A

to the Zoning Commissioner of Baltimore County

for the property located at 102 Patapsco Ave, 21222
which is presently zoned DR 10.5

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) 1B02.3.C.1

To allow an addition with a rear yard setback of 15 feet in lieu of the minimum required setback of 50 feet.

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

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 Purchasee/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):

Margaret Dembeck

(Type or Print Name)

Margaret Dembeck

Signature

(Type or Print Name)

Signature

410-932-1788 Beep
410-644-2794 M.4 Mon
102 Patapsco Ave, 410-284-7799 House

Address Phone No

Baltimore Md, 21222

City State Zipcode

Name, Address and phone number of representative to be contacted

Pennis S. Aies

Name

5 Crain Hwy, N.E. 410-760-1606

Address Phone No

Glen Burnie, Md. 21061

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: JRF

DATE: 8-13-97

ESTIMATED POSTING DATE:

8-24-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 57

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 102 Patapsco Ave My House
2727 Hollins Ferry Rd.
Baltimore, Md. 21230
Baltimore, Md. 21222
City State Zip Code

This is my mom's House where I am staying until my house is rebuild.

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)

On Nov. 11, 1996 about 11:30 P.M. or 12 Midnight my house burned down. My husband and son were pronounced dead 11/12/96 at the hospital. I was left in a coma for several weeks as a result of the fire. All of our pets died as well. Now I would like my house back. I was unable to deal with the house due to grief. I have been through a lot of counseling. Through this process I have been able to finally redesign the House the way I want my house to be rebuild. So I may once again go home. Do you have any idea what it's like not to have any place to call home. To just go to sleep on night and have everyone and everything you love gone.

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.

(signature)

(type or print name)



Margaret Dembeck
(signature)
Margaret Dembeck
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE to wit:

I HEREBY CERTIFY, this 1st day of August, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared MARGARET DEMBECK

Maryland, Baltimore County

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.

date

8/1/97

NOTARY PUBLIC

My Commission Expires:

9/1/98

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

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Baltimore, Md. 21222
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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.

(signature)

(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of August, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared MARGARET DEMBECK

Maryland, Baltimore County

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.

date

NOTARY PUBLIC

My Commission Expires:



Petition for Administrative Variance

98-57-A

to the Zoning Commissioner of Baltimore County

for the property located at 102 Patapsco Ave, 21222
which is presently zoned DR 10.5 ✓

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

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To allow an addition with a rear yard setback of 15 feet in lieu of the minimum required setback of 50 feet.

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

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

Legal Owner(s).

Margaret Dembeck
(Type or Print Name)

Margaret Dembeck
Signature

(Type or Print Name)

Signature

410-932-1788 Beeper
410-644-2794 M.4 mom
102 Patapsco Ave. 410-284-7799 House
Address Phone No.

Baltimore Md. 21222
City State Zipcode

Name, Address and phone number of representative to be contacted

PENNIS Sillies
Name

5 CRAIN Hwy. N.E. 410-760-1606
Address Phone No.

GLEN BURNIE, Md. 21061

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: JRF DATE: 8-13-97

ESTIMATED POSTING DATE: 8-24-97



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on Recycled Paper

ITEM #: 57

EXAMPLE 3 ● Zoning Description ●

98-57-A

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 102 PATAPSCO AVE
(address)

Beginning at a point on the NORTH side of
(north, south, east or west)

PATAPSCO AVE. which is 40 feet
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 60 feet WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WEST DUNDALK
(name of street)

which is 30 feet wide. *Being Lot # 14,
(number of feet of right-of-way width)

Block 3, Section # 3 in the subdivision of COLGATE
(name of subdivision)

as recorded in Baltimore County Plat Book # 5, Folio # _____,

containing 1507 sq ft. Also known as 102 PATAPSCO
(square feet or acres) (property address)

and located in the 9TH Election District, 5TH Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

#57

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

043386

DATE

9/4/97

ACCOUNT

R001-6150

AMOUNT \$

40.00

RECEIVED
FROM:

William Raymond Dickerson

FOR:

Request for Hearing 98-57-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

9/12/1997 9/12/1997 09:55:21

REG 6802 CASHIER CRIC JMS DRAWER

MISCELLANEOUS CASH RECEIPT

Receipt # 013360

CR NO. 043386

\$0.00 CHECK #

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

042716

DATE 8-13-97 ACCOUNT R-001-615-000
AMOUNT \$ 50.00

RECEIVED
FROM:

Dennis Silfies

01. Ver. -- 50.00

ITEM # 98-57-A

FOR:

102 Patapsco Ave.

Taken by: JRF

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

8/13/1997 8/13/1997 10:34:32

RES 0504 CASHIER LSNI LXS DRAWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 017782

CR NO. 042716

OFLN

50.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-57-A

Petitioner/Developer: _____

Denco Construction

Date of Hearing/Closing: 9-8-97

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

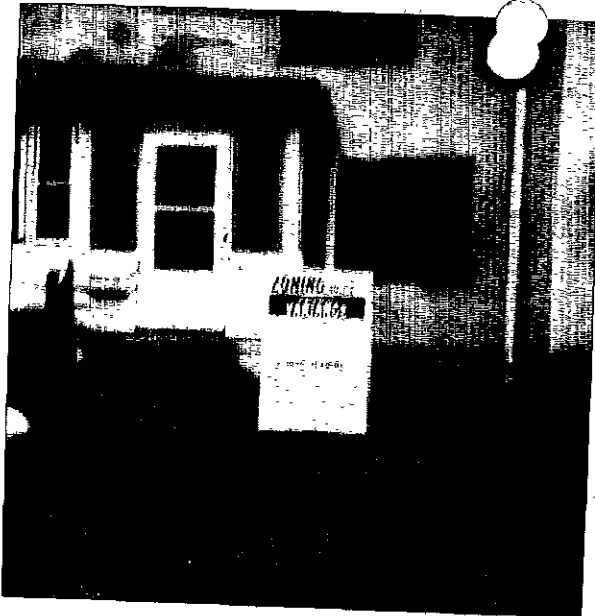
Attention: Ms. Gwendolyn Stephens

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 102 Patapsco Ave.

Dundalk, MD

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



Sincerely,

Doug Baum 8-20-97
(Signature of Sign Poster and Date)

Doug Baum
(Printed Name)

SHANNON BAUM SIGNS
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)



Baltimore County
Department of Permits and
Development Management

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

August 22, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-57-A
102 Patapsco Avenue
N/S Patapsco Avenue, 60' W of c/l West Dundalk
9th Election District - 5th Councilmanic
Legal Owner(s): Margaret Dembeck
Post by Date: 08/24/97
Closing Date: 09/08/97

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: Margaret Dembeck
Dennis Silfies



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 8-24-97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-57-A

TO ALLOW AN ADDITION WITH A REAR
YARD SETBACK OF 15' IN LIEU OF THE
MINIMUM REQUIRED SETBACK OF 50'.

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

* 9-8-97

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

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.: 57

Petitioner: Margaret Dembeck

Location: 102 Patapsco Ave. Baltimore, Md. 21222

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dennis Silfies

ADDRESS: 5 Cra'n Hwy. N.E. Glen Burnie, Md. 21061

PHONE NUMBER: 410-760-1606

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: _____

Zoning Office USE ONLY!

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



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

TO: PUTUXENT PUBLISHING COMPANY
September 18, 1997 Issue - Jeffersonian

Please forward billing to:

Dennis Silfies
5 Crain Highway NE
Glen Burnie, MD 21061
410-760-1606

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: 98-57-A
102 Patapsco Avenue
N/S Patapsco Avenue, 60' W of c/l West Dundalk
9th Election District - 5th Councilmanic
Legal Owner(s): Margaret Dembeck

Variance to allow an addition with a rear yard setback of 15 feet in lieu of the minimum required setback of 50 feet.

HEARING: TUESDAY, OCTOBER 7, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley 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

September 12, 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: 98-57-A
102 Patapsco Avenue
N/S Patapsco Avenue, 60' W of c/l West Dundalk
9th Election District - 5th Councilmanic
Legal Owner(s): Margaret Dembeck

Variance to allow an addition with a rear yard setback of 15 feet in lieu of the minimum required setback of 50 feet.

HEARING: TUESDAY, OCTOBER 7, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Margaret Dembeck
DSennis Silfies
William R. Dickerson

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 22, 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
Zoning Commissioner
Office of Planning

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

October 7, 1997

Mr. Dennis W. Silfies
President/Land Planner
Denco Construction and Development, Inc.
5 Crain Hwy. N.E.
Glen Burnie, Md. 21061

RE: Variance case No. 98-57-A
Petitioner: Margaret Dembeck
Property: 102 Patapsco Avenue, 21222

Dear Mr. Silfies:

Pursuant to your request of October 6, 1997, kindly be advised that the above matter was postponed in open hearing on October 7, 1997. Additionally, you should be aware that numerous neighbors in the community appeared at the hearing. I advised them of your request and that the matter would be postponed.

This matter has been rescheduled for Wednesday, October 15, 1997 at 9:00 A.M. in Room 407 of the County Courts Bldg. I reset this matter in a timely fashion at the request of the neighbors.

Please be advised that it will not be necessary for the property to be reposted or readvertised. I advised each of the neighbors who appeared of the time, date and place of the hearing on October 15. I shall expect you and your client to be available at that time.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

c: Ms. Margaret Dembeck
102 Patapsco Avenue
Baltimore, Maryland 21222

c: Mr. William R. Dickerson
P.O. Box 9213
Baltimore, Maryland 21222



DENCO CONSTRUCTION & DEVELOPMENT, INC.5 Crain Hwy. N.E. Glen Burnie, MD 21061 Phone: (410) 768-3864 Fax: (410) 439-5242

**COVER SHEET****Date:** 10/6/97**To:** Mr. Larry Schmidt**Fax:** (410) 887-3468**From:** Dennis W. Siciles**Comments:** PLEASE FIND LETTER FOLLOWING. PLEASE HAVE REAL OFFICE
CONTACT ME @ 800-972-9070 AS TO WHETHER OR NOT MRS. TAMMICK
NEEDS TO APPEAR ON THE 7TH OF OCT. THANK YOU,

Fax including cover is page(s). If any part is missing please notify us immediately.

DENCO CONSTRUCTION & DEVELOPMENT, INC.

5 Crain Hwy. N.E. Glen Burnie, MD 21061 Phone: (410) 768-3864 Fax: (410) 439-5242

October 6, 1997

Larry Schmidt
Zoning Commissioner of Baltimore Co.
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Schmidt:

Per our conversation please accept this as my formal request for postponement of the public hearing on 10/7/97 regarding the variance applied for by Mrs. Margaret Dembeck. (Case # 98-57-A)

Due to circumstances beyond my control, my job position requires that I attend meetings in the state of New Jersey of the evening of the 6th and mornings off the 7th & 8th.

I thank you in advance for your assistance in this matter and I assume any cost for inconvenience of the commission or rescheduling of the hearing.

Sincerely,



Dennis W. Silfies
President/Land Planner
Denco Construction & Development

8/28/97
8
WCR
97-4551
To Guen
8/28/97
August 27, 1997

William R. Dickerson
P.O. Box 9213
Baltimore, Maryland 21222

Baltimore County Zoning Office
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

Attention: Arnold Jablon

Reference: Case #98-57-A
102 Patapsco Avenue

Dear Mr. Jablon,

This letter serves as my request for A PUBLIC HEARING on the above case requesting a zoning variance to allow a Rear Yard Setback of 15 feet instead of the minimum required setback of 50 feet.

My wife and I own properties in the immediate neighborhood. We believe if this variance is allowed it will adversely effect our properties.

PLEASE ADVISE ME OF THE DATE, TIME, AND PLACE OF THE PUBLIC HEARING. My mailing address is: P.O. Box 9213
Baltimore, Maryland 21222

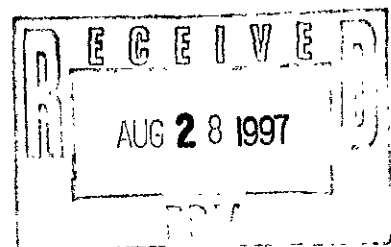
If you have any questions, you may telephone me at (410) 592-8445. Or write to me at the above address.

Thank you for your consideration in this matter.

Sincerely,

William R. Dickerson
William R. Dickerson

Enclosure: \$40.00 Check





Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

FAX TRANSMISSION

TO:

D. Alfies

DATE:

10/7/97

FAX #:

410-~~760~~ 439-5242

PAGES:

2 (including this cover)

FROM:

Zoning Commissioner

SUBJECT:

102 Parkers Ave

COMMENTS:



Baltimore County
Department of Permits and
Development Management

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

September 12, 1997

Margaret Dembeck
102 Patapsco Avenue
Baltimore, MD 21222

Re: CASE NUMBER: 98-57

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As informed at the time of filing your petition, it now becomes necessary to run notice of the hearing in a newspaper of general circulation. This office will place the newspaper advertising on your behalf. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

A copy of the Notice of Hearing will be forwarded to you shortly. Upon receipt of same, you must contact one of the sign posting vendors, in order to have a new sign posted.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the typed name.

ARNOLD JABLON, DIRECTOR

AJ:ggs

cc: Dennis Silfies



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

NORMA ARTHUR

112 PATAPSCO AVE.

Catherine Shoemaker

110 PATAPSCO AVE.

WILLIAM R DICKERSON

OWNERS OF
104 Patapasco and 108 Patapasco

LAVOYCE DICKERSON

MAILING:
PO Box 9213 Balto Md 21222

MARIE BAILEY

121 VENTNOR TERR.

NANCY L. NICKOLES

109 VENTNOR TERRACE.

ELIZABETH M. CHRISTENSEN

114 Patapasco Ave. 21222

LIZ CLARK

105 PATAPSCO Ave 21222

ALVIN F. GRAFF

107 VENTNOR TERRACE 21222

MAURICE H. HEDGES

256 ST. HELENA AVE 21222

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME _____

ADDRESS

WILLIAM L. DICKERSON
LAVOYCE DICKERSON

LAVOYCE DICKERSON

CATHERINE SHOEMAKER

P.O. ^{ADDRESS} Box 9213

BALTO MD 21222

110 PATAPSCO AVE.

Mary Agnes Kahlen

For Cecilia Scott (Mother)

For Leland Scott (Father)

Elizabeth M. Christensen

ALVIN HEPLER

Mary Bailey

RUTH DESANTIS

ALVIN F. GRAFF

MAURICE H. HEDGES

116 Patapsco Ave

116 Patapasco Ave

114 PATASCO AVE 21222

118 PATARSCA, AUG 21 2022

121 Vent nor Tesoro 2/222

107 VENTNOR TERRACE - 21222

107 VENTURA TERRACE - Q1222

256 ST. HELENA AVE 21222



DATE : October 5, 1997
TO : Zoning Commissioner of Baltimore County
FROM : William R. Dickerson, and
LaVoyce Dickerson
SUBJECT: CASE NUMBER: 98-57-A
102 Patapsco Avenue

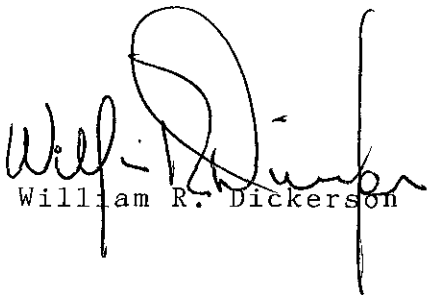
OBJECTIONS TO ABOVE ZONING VARIANCE REQUEST:

We own the houses located at 104 Patapsco Avenue and 108 Patapsco Avenue. We object to the zoning variance requested in the above case for the following reasons:

- 1) Our house which is located at 104 Patapsco Avenue is adjacent to the 102 Patapsco Property. If the zoning variance is allowed, and the 102 Patapsco Avenue house is extended as proposed, this would enclose (wall-in) our back yard and would create a narrow tunnel effect. This would prevent a person from seeing outside the yard until you walked to the alley way.

There is a two story double garage at 106 and 108 Patapsco which already blocks the other side of the 104 Patapsco Avenue house. If the extension is allowed, this would create a wall on both sides of the house and the yard would in effect be "walled in".

- 2) Patapsco Avenue is in a Historic Area. The extension would be out of character with the other houses and would not conform to the neighborhood standard.
- 3) There are no other like extensions in the neighborhood except at the corner house of 100 Patapsco Avenue which was extended more than 50 years ago.


William R. Dickerson


LaVoyce Dickerson

NOTE: Also, please refer to the Next Section labeled "Issues and Other Concerns"

ISSUES AND OTHER CONCERNS

DATE : October 5, 1997

TO : Zoning Commissioner of Baltimore County

FROM : William R. Dickerson

SUBJECT: CASE NUMBER: 98-57-A
102 Patapsco Avenue

I am concerned that the work being done at the 102 Patapsco Avenue house is not being performed in a professional like manner. I have already experienced damage to the property at 104 Patapsco because of poor workmanship at the 102 Patapsco Avenue house.

- 1) The back area of the 102 Patapsco Avenue house had experience smoke and heat damage but did not suffer structural damage from the fire. (See pictures in Exhibit #1 showing the rear of the house before the back area was removed). However, in August 1997 Ms. Dembecks' contractor removed the back portion of the house in anticipation of adding the proposed extension. I understand that this was done without the proper permits.

Upon the removal of this back portion, the contractor did not secure the walls against the weather. He left a portion of the wall OPEN. This open wall is common to my house at 104 Patapsco. Instead of closing the area with wood, the contractor covered the hole with plastic. This allowed it to rain into the kitchen wall of my property.

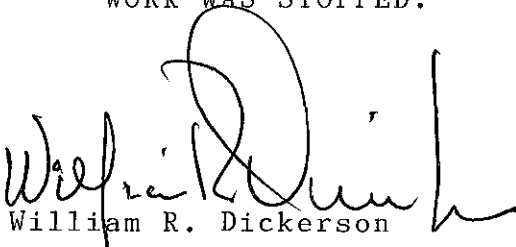
I tried to contact Ms. Dembeck and the contractor but was unable to do so. In addition, I spoke with Mr. Maddox of Baltimore County Zoning office in an effort to identify the contractor. He was unable to give me information since a permit had not been granted.

As a last resort and in a effort to protect my property, I bought materials and covered the opening myself. The open area was about 2 by 8 foot (See pictures in Exhibit #2 showing the open area and my enclosing same).

- 2) More recently, I am advised by the tenant, Ms. Angela Kempa who lives at the 104 Patapsco Avenue house, that water has been leaking into the basement of the house. This is occurring at the site where the back portion of 102 Patapsco Avenue was removed and is the result of that removal. I have examined the house, and find the basement walls and floor to be wet and water circled. There is a damp and musty smell which did not previously exist. If Ms. Dembeck does not immediately correct this problem, further damage to my property will result.

Ms. Kempa further states that she has suffered water damage to her personal belongings which she had stored in that area. (See copy of Ms. Kempa's letter)

- 3) On September 9, 1997, Ms. Dembeck's contractor came to the property, removed the zoning variance sign and proceeded to do demolition work at the property. He began to remove the front porch in anticipation of extending that area as well. Please note, that the front porch area did NOT suffer from structural damage from the fire. (See picture #1 on Exhibit #3). The contractor stated that everything was approved and that all permits had been granted and that he was proceeding with the work.
- 4) On September 10, 1997, I went to the Baltimore County Zoning Office to inquire about the hearing date since work had resumed at the property. Mr. Alexander, of that office, told me that as September 10, NO permits of any kind had been granted - except - a permit for an alarm system. Since permits had not been granted, the county records did not show a contractor's name and work should not have resumed. The zoning office requested that someone immediately telephone Mr. Erol Ecker's office when the contractor was again seen at the property so an inspector could be sent out.
- 5) On September 15, 1997, the contractor was at the property, and Mr. Shoemaker of 110 Patapsco Avenue telephoned Mr. Ecker's office. An inspector came to the property and WORK WAS STOPPED.


William R. Dickerson

Angela Kempa
104 Patapsco Avenue
Baltimore Md. 21222

9-30-97

Dear Mr & Mrs Dickerson

This letter is a follow up to
our telephone conversation, about the
damage to personal property.

As I told you on the telephone
it is linking water into my
basement from the house next
door. 103 Patapsco Avenue, water
coming through the basement wall
where Mrs. Dembeck had the back
of her house remove. My water
damage property included
clothes, shoes, household items
pictures and personal papers work
and other personal items, I have
been unable to list every item,
because numerous boxes
are involved, I estimate my
lost to be about 40000 to 50000
dollars, I have been unable to
reach Mrs. Dembeck as of this
date, I would appreciate any
action that you can take to
correct this linking from her
property into mine.

your Tenant
Mrs Angela E. Kempa

John F. J. Donlin
Attorney At Law
53 BROADSHIP ROAD
DUNDALK, MARYLAND 21222
(301) 284-7220

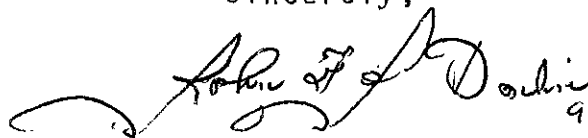
To Whom it May Concern;

I have been told by some of the neighbors of the plans of the person next door that he plans on building a building within eighteen (18) inches of my property at 100 Patapsco Avenue.

This will undoubtedly establish a rats nest and snow wall between our two buildings. It will also make it impossible for me in any way to repair or maintain my building, with the snow, rain and sleet which will pile up there.

I do not know what this person is thinking of, if he is thinking at all, but I strenuously object to any building being built that close to my building. It will do nothing but create a health hazard to the whole neighborhood, in my opinion.

Sincerely,



9/22/97

John F. J. Donlin

PETITION OF PROTEST

This Petition signed by the property owners of the Patapsco Avenue Neighborhood in Dundalk, Baltimore County, Maryland is being submitted to The Baltimore County Zoning Office.

The intent of this petition is to PROTEST THE REQUESTED ZONING VARIANCE OF THE PROPERTY LOCATED AT 102 PATAPSCO AVENUE.
CASE #98-57-A.

A Public Hearing has been requested.

59 SIGNATURES

SIGNATURE

ADDRESS

Priscilla Heater

125 Patapsco Ave. 21222

Joseph Nickoles

109 VENTNOR Terrace 21222

Michael Hewitt

111 VENTNOR TERR 21222

Nancy Nickoles

109 VENTNOR Terrace 21222

Frank A. Cosentino

106 Patapsco Ave 21222

Donna Cosentino

106 Patapsco Ave 21222

Kathy Persaro

113 Patapsco Ave 21222

Amelia Wolford

115 Patapsco Ave 21222

Margaret Wolford

115 Patapsco Ave 21222

Paul J. J. J.

105 Ventnor TERR 21222

Wade D. Micknarsen

105 Ventnor Terr 21222

Sharon J. Micknarsen

105 Ventnor Terr 21222

Chris F. J. J.

107 Ventnor Terr 21222

Lois Richard

105 Ventnor Terr. 21222

Mrs. Joanna Hall

126 Patapsco Ave. 21222

John L. Hall

126 Patapsco Ave. 21222

Dreama Ketch

134 Patapsco Ave 21222

P. B. J. J.

115 Ventnor Terrace

R. DeBantis

107 Ventnor Terr. 21222

Russell K. Moin

103 Ventnor Terr 21222

~~Page 4~~

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CASE #98-57-A.

A Public Hearing has been requested.

SIGNATURE

ADDRESS

William T. Shoemaker	110 Patapsco Avenue
Catherine Shoemaker	110 Patapsco Ave.
Norma Arthur	112 Patapsco
William R. Dickerson	108 Patapsco Ave
John F. Dodson	100 Patapsco ave.
LaVoyce Dickerson	104 Patapsco Ave.
Cecilia Scott	116 Patapsco ave.
Leland Scott	116 Patapsco ave.
Tercil V. Woods	101 Patapsco Ave
SA Cla	105 PATAPSCO Ave
Canalyn Y. Moyn	105 PATAPSCO AVE
Elizabeth M. Christopher	114 Patapsco AVE.
Opville R. Christman	114 Patapsco ave.
Charles Blalock	120 Patapsco ave
Mona Barbaino	122 Patapsco ave
Wim R. Hepler	118 PATAPSCO AVE
Elsie M. Hepler	118 Patapsco Ave.
Stephan Brown	127 Patapsco Ave
Ann A. Brown	127 PATAPSCO AVE.

PETITION OF PROTEST

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CASE #98-57-A.

A Public Hearing has been requested.

SIGNATURE

ADDRESS

Gilbert M Knight 136 Patapsco Ave #21222

Evelyn V. Walter " " " "

RICHARD M. KNIGHT 136 PATAPSCO AVE 21222

Dorothy L. Brown 119 PATAPSCO AVE 21222

Myrtle Hamel 119 PATAPSCO AVE 21222

Frank Bunn 119 PATAPSCO AVE 21222

Marie Bailey 121 Kenton Terrace 21222

Samuel S. Scott 109 PATAPSCO AVE. 21222

Charles Head 161 Kenton Terrace 21222

Wisti Wells 132 Patapsco Ave 21222

Odessa Hall 139 Kenton Dr. 21222

PETITION OF PROTEST

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The intent of this petition is to PROTEST THE REQUESTED ZONING VARIANCE OF THE PROPERTY LOCATED AT 102 PATAPSCO AVENUE.
CASE #98-57-A.

A Public Hearing has been requested.

<u>SIGNATURE</u>	<u>ADDRESS</u>
	410-288-4844
Betty A. Pascoe	102 Ventnor Terrace Balt. Md
Terrie Noll	102 Ventnor Terrace Balt. MD
Dennis Reidman	102 Ventnor Terrace Balt. Md
Cindy Reidman	102 Ventnor Terrace Balt. Md
Beth J. Worbin	104 Ventnor Terrace. Balt. Md.
Phil Alonzo	104 Ventnor Terrace (Dundalk Md.)
(DUPLICATE SIGNATURE) Joseph Nickoles	109 Ventnor Terr. Balt. Md
John Nickoles	109 Ventnor Terr. Balt. Md 21222
Dale Reedy	109 Ventnor Terrace Balt. Md 21222
Jeffery Rubin	109 Ventnor Terrace Balt. Md 21222

EXHIBIT #1

This Picture Shows The Rear of 102 Patapsco Avenue Before The Back Area Of The House Was Removed.

Note: There Is No Structural Damage From The Fire.

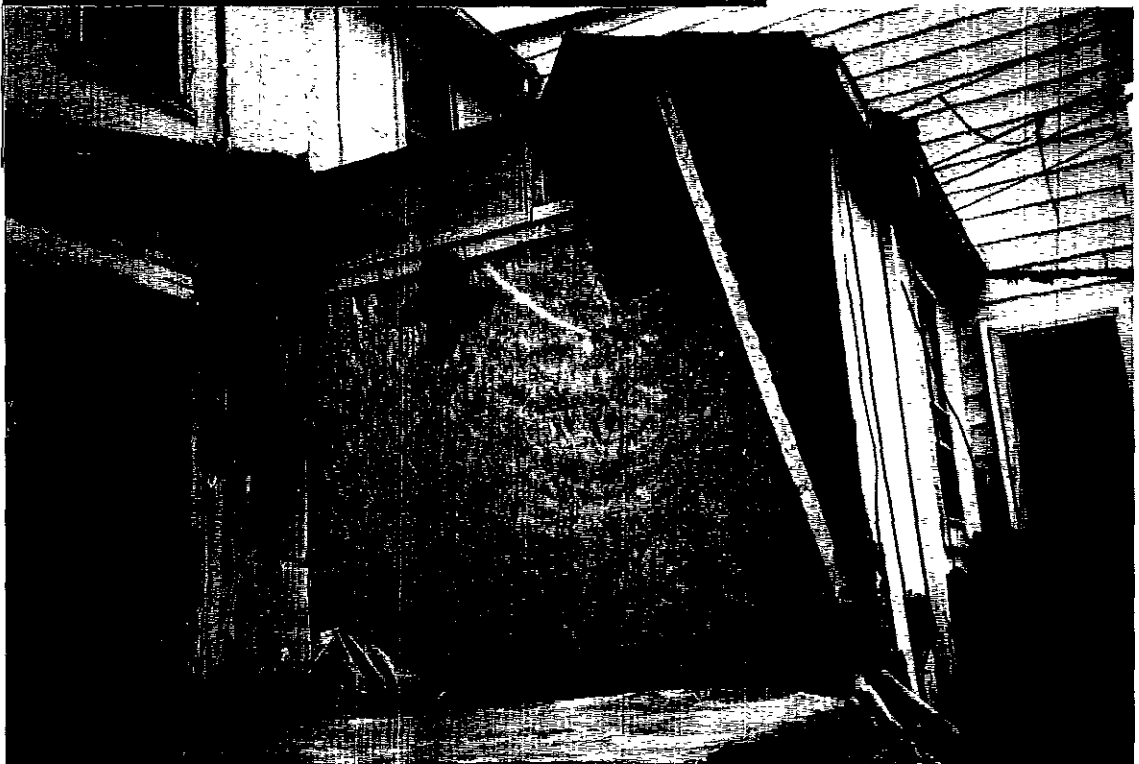


These Pictures Show The Rear of 102 Patapsco Avenue After The Back Area Of The House Was Removed -But- Before Mr. Dickerson Closed The Open Areas.

Note The Open Areas Covered ONLY With Plastic.



These Pictures Show Mr. Dickerson Closing The Open Area and Shows The Area After Mr. Dickerson Completed The Task.



Picture #1 Below Shows The Front Area of 102 Patapsco Around The Middle of September After The Contractor Started Demolition of The Porch Area. Baltimore County Zoning Office STOPPED Work.



The Picture Below and Pictures On The Following Page Shows Houses In The Block With 102 Patapsco Avenue. These Pictures Show How The Houses Are Joined.





RE: Opposition of Administrative Variance Requested by Resident of 102 Patapsco Ave.

To the Baltimore County Zoning Commissioner:

On Tuesday, October 7th, at 9am, I appeared with many of my neighbors at the original hearing scheduled in Towson at which the resident/appointee of 102 Patapsco Avenue failed to appear.

The hearing was then postponed to Wednesday, October 15th.

Unfortunately, due to the short notice, I am unable to appear again in person. I work for The Anne Arundel County government and cannot afford to lose another 3 hours of pay without significant forewarning.

Please accept this letter as my opposition to the administrative zoning variance requested by the owner of 102 Patapsco Avenue.

I am in opposition for the following reasons:

- the large addition, if granted, would devalue the aesthetic quality of this historical neighborhood.
- no other houses have been granted such a variance in this neighborhood for over 50 years.
- such an addition would pose a greater fire hazard to the neighborhood.
- renovation work has not even been completed to the existing dwelling of 102 Patapsco Ave. by an MHIC approved contractor to bring that up to code.

Thank you for your attention to this letter or to the comments brought forth by the other neighbors opposing the variance.



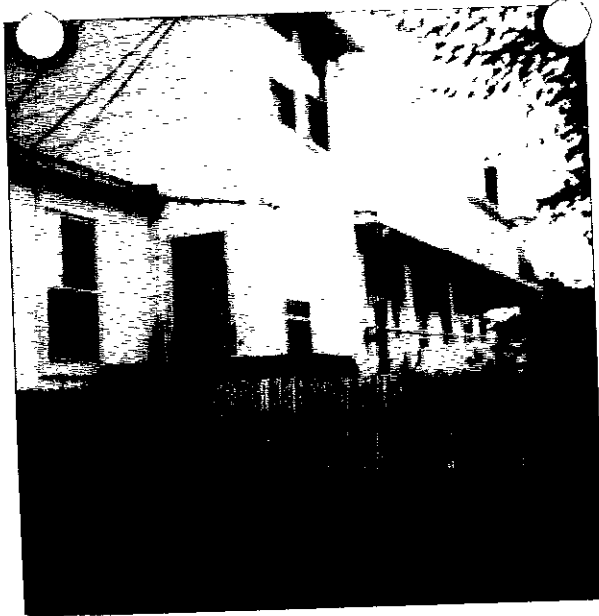
Liz Clary
Owner: 105 Patapsco Avenue, 21222

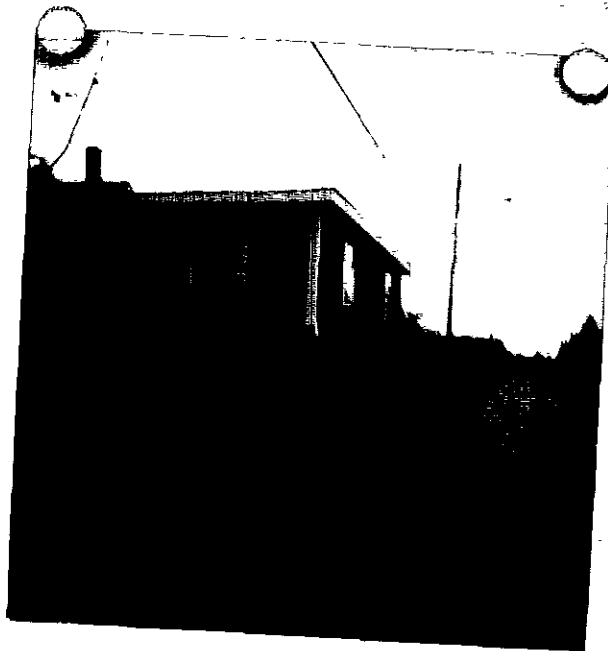
10-15-97

TO WHOM IT MAY CONCERN

I WAS AT THE HEARING ON 10-07-97
AND I CANNOT MAKE IT TODAY BECAUSE
OF SICKNESS. I'M IN OPPOSITION TO
THE MATTER.

Mrs. Norma Arthur





98-57-A



FRONT OF EXISTING DWELLING
LOT #14



NORTH WEST CORNER OF BLOCK
LOTS #14 & 15

98-57-A



BACK OF LOT #14 & #15



EXISTING DWELLING FOR LOT #
15



REAR YARD FOR PROPOSED ADDITION
LOT # 14



ALLEY BEHIND PROPERTY

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 102 PATAPSCO AVE

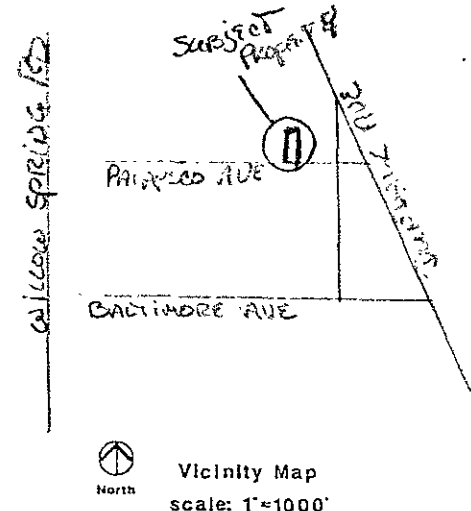
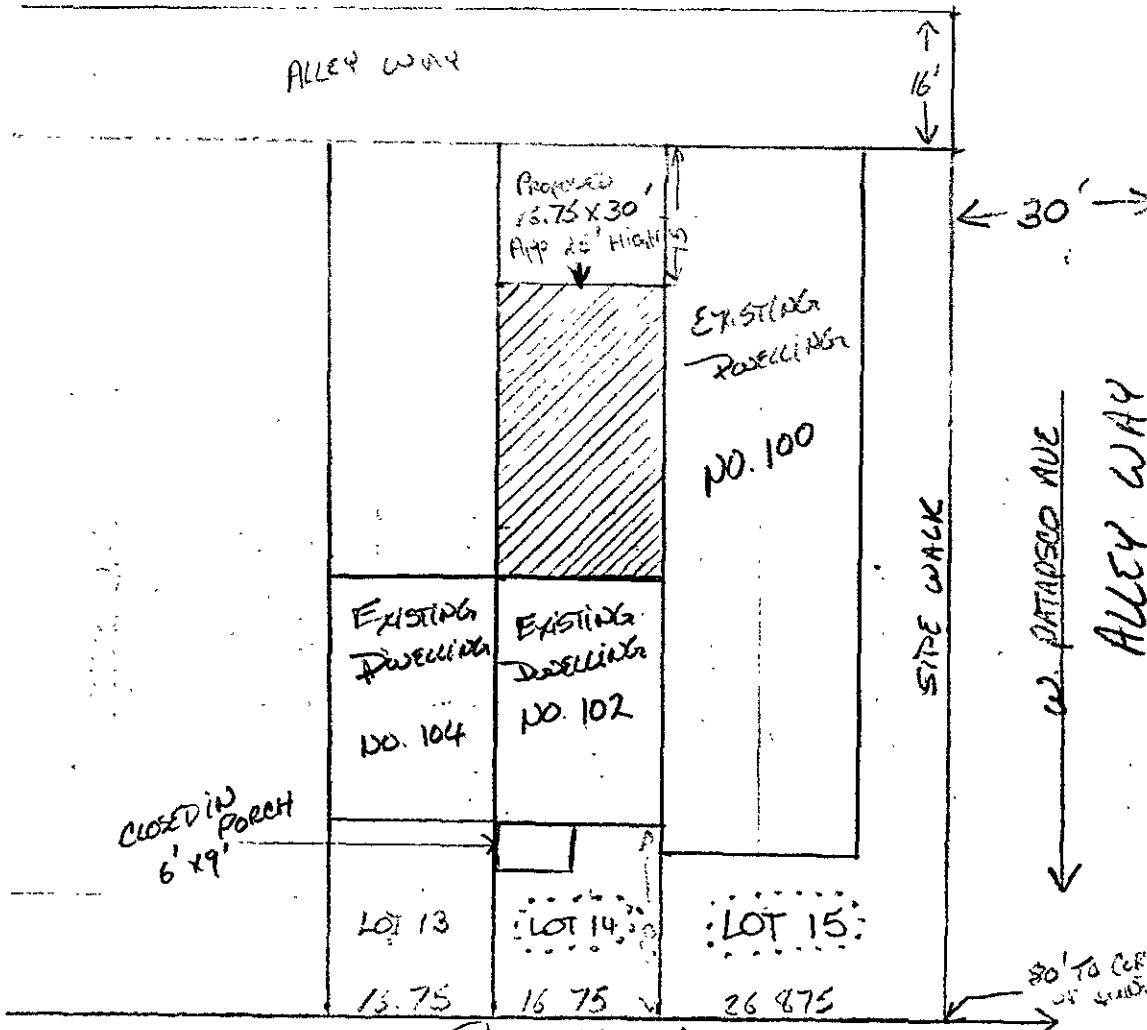
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: COLGATE

plat book# 5, folio# 38, lot# 14, section# 1

OWNER: MARGARET DEMBENIK

98-57-A



LOCATION INFORMATION

Election District: 9
 Councilmanic District: 5
 1"=200' scale map#: S.E.4.E.
 Zoning: DR 10.5
 Lot size: 1507.5
 acreage square feet

SEWER: ☒ public ☐ private
 WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ yes ☒ no
 Prior Zoning Hearings: ☐ ☒

Zoning Office USE ONLY!

reviewed by: JRF ITEM #: 57 CASE#:



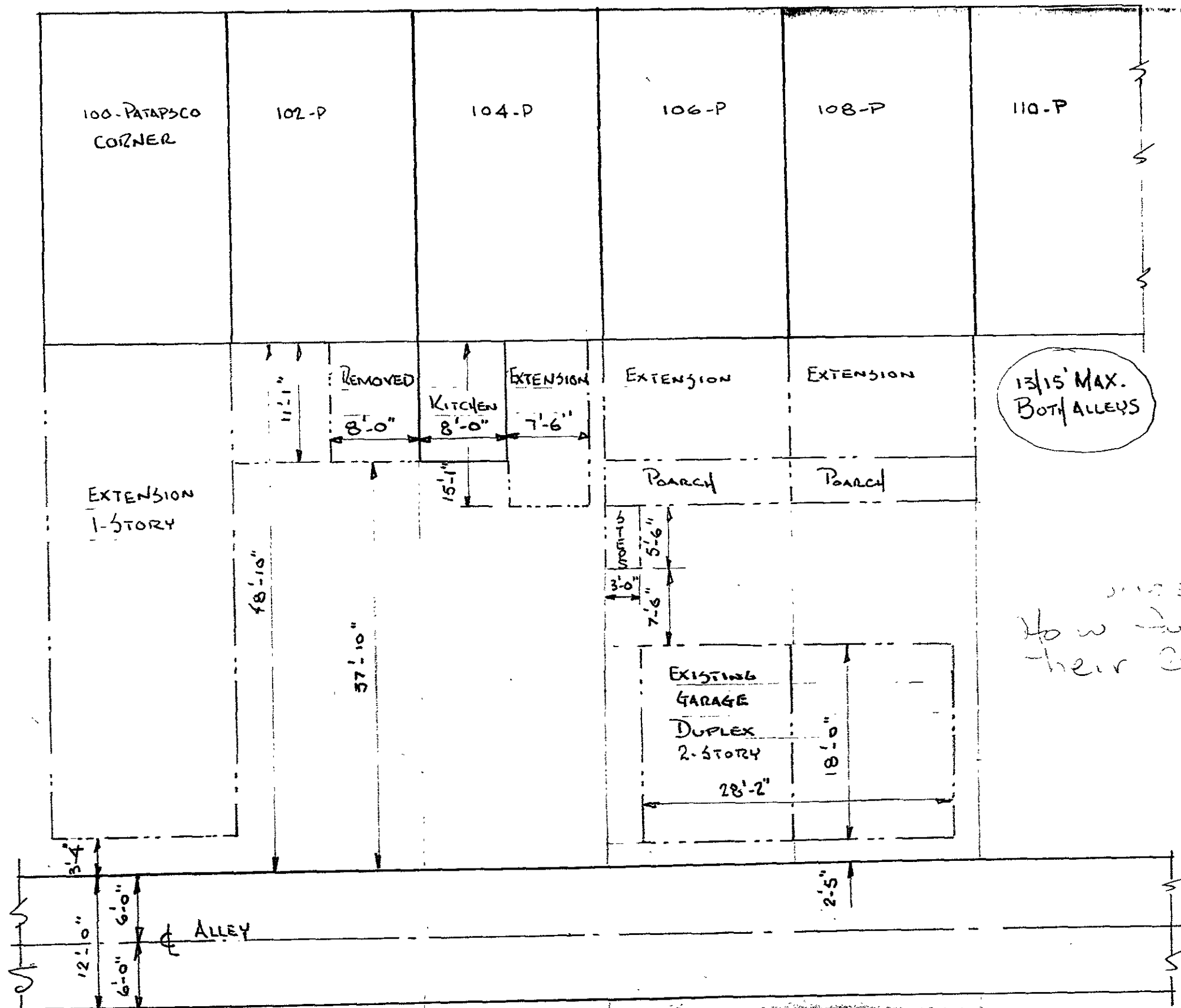
North

date: 8/12/97

prepared by: DENNIS SUTHERS

Scale of Drawing: 1" = 20' 30" R/W

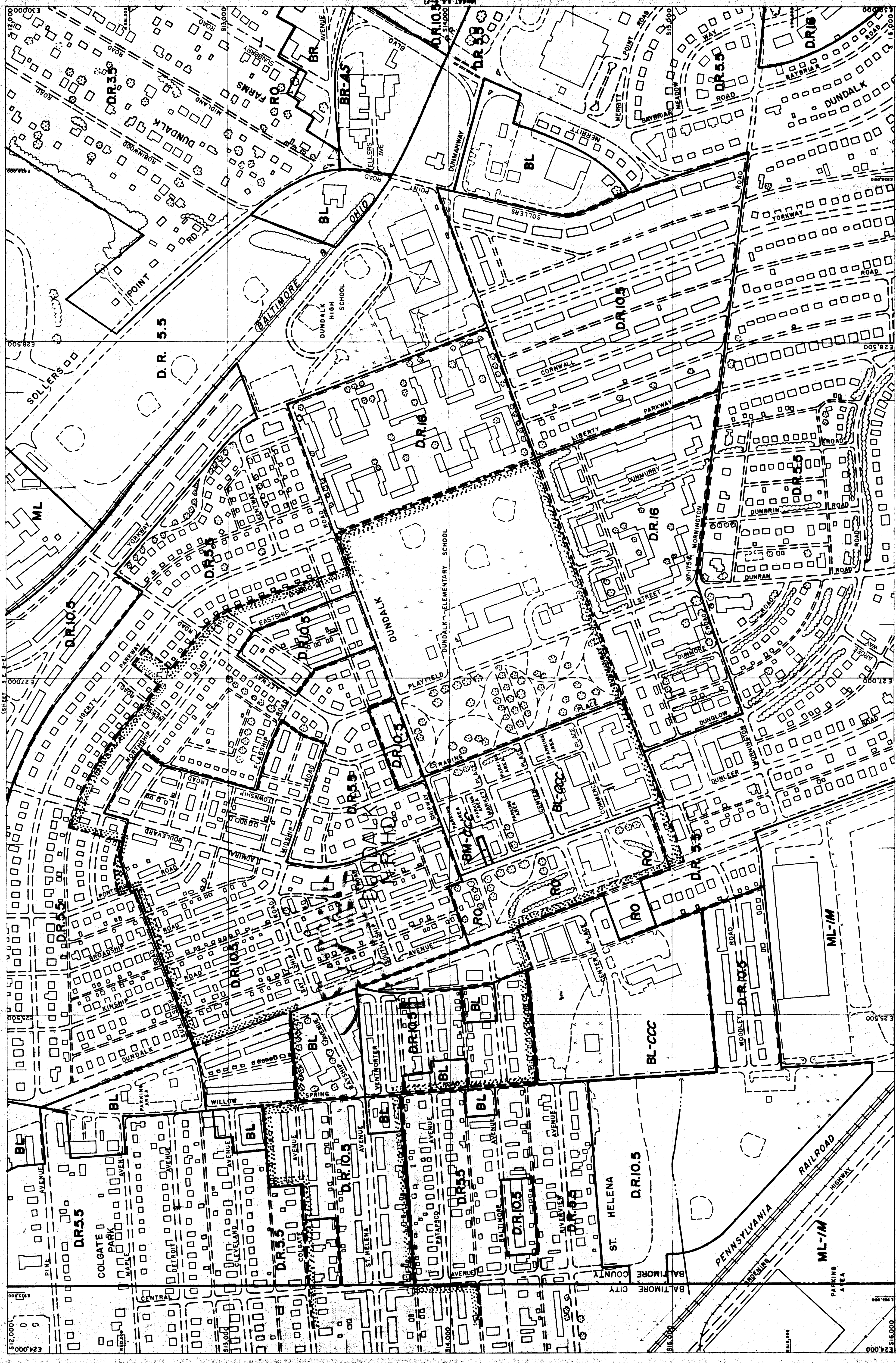
EXHIBIT #4



WRD 9/6/97

#57

98-57-A



1996 COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 8, 1996 Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96		SHEET 4-E	
F-SE E-SW		DUNDALK	
DATE OF PHOTOGRAPHY JANUARY 1986		SCALE 1" = 200' ±	
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP			
<i>Kevin Kamenev</i> Chairman, County Council			
THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210			

98-51-A



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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	DUNDALK	S.E. 4-E
DATE OF PHOTOGRAPHY JANUARY 1986		