

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
S/S Franklin Avenue, 375'W of * ZONING COMMISSIONER
the c/l of Stuart Avenue * OF BALTIMORE COUNTY
(619 Franklin Avenue) * Case No. 98-151-A
15th Election District *
5th Councilmanic District *

Catherine M. Blondell and *
Joyce A. Blondell - Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by Catherine M. Blondell, owner of the subject property, and Joyce A. Blondell, Contract Purchaser. The Petitioners seek relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 17 feet in lieu of the required front average of 25 feet for a proposed addition to expand the existing living room. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R.

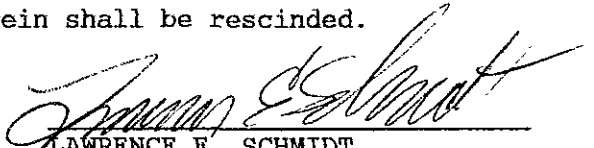
ORDER RECEIVED FOR FILING
Date 11/13/97
By [Signature]

Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of November, 1997 that the Petition for Administrative Variance seek relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 17 feet in lieu of the required front average of 25 feet for a proposed addition to expand the existing living room, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/13/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

November 13, 1997

Ms. Catherine M. Blondell
619 Franklin Avenue
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Franklin Avenue, 375'W of the c/l of Stuart Avenue
(619 Franklin Avenue)
15th Election District - 5th Councilmanic District
Catherine M. Blondell and Joyce A. Blondell - Petitioners
Case No. 98-151-A

Dear Ms. Blondell:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Steven G. Annis, Innovative Design Group, Inc.
720 S. Montford Avenue, Baltimore, Md. 21224

People's Counsel

✓
File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 619 Franklin Avenue 21221

which is presently zoned DR5.5

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.1 To Allow A

FRT. YARD SETBACK OF 17' IN LIEU OF THE RECD.
FRONT AVERAGE SETBACK OF 25'-0"

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

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Joyce A. Blondell

(Type or Print Name)

Joyce A. Blondell
Signature

619 Franklin Avenue

Address

Baltimore, MD 21221

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s)

Catherine M. Blondell

(Type or Print Name)

Catherine M. Blondell
Signature

(Type or Print Name)

619 Franklin Avenue

Address Phone No.

Baltimore, MD 21221

City State Zipcode

Name, Address and phone number of representative to be contacted

Innovative Design Group, Inc.

Name

720 S. Montford Ave. 410.563.8119

Address Phone No.

Baltimore, MD 21224

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:

DATE:

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM #: 151

98-151-A

ORDER RECEIVED FOR FILING

Date 11/3/97

By Jep

4097

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 619 Franklin Avenue
address
Baltimore, MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Existing Living Conditions within the front living room
warrant conversion of the existing porch into interior
living space. House does not afford the necessary level
of space sufficient for growing family needs.

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.

Catherine Blondell
(signature)
CATHERINE BLONDELL
(type or print name)



Joyce A. Blondell
(signature)
Joyce A. Blondell
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of October, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joyce A. Blondell

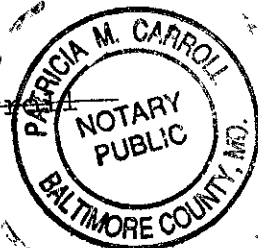
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/2/97
date

Patricia M. Carroll
NOTARY PUBLIC Patricia M. Carroll

My Commission Expires: Feb 1, 2000



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 619 Franklin Avenue
address
Baltimore, MD 21221
City State Zip Code

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warrant conversion of the existing porch into interior
living space. House does not afford the necessary level
of space sufficient for growing family needs.

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.

Catherine Blondell
(signature)
CATHERINE BLONDELL
(type or print name)



Joyce A. Blondell
(signature)
Joyce A. Blondell
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of October, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joyce A. Blondell

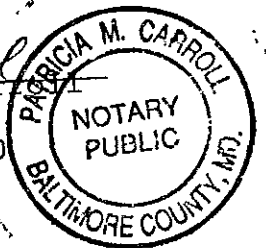
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/2/97
date

Patricia M. Carroll
NOTARY PUBLIC Patricia M. Carroll

My Commission Expires: Feb. 1, 2000





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at

619 Franklin Avenue 21221

which is presently zoned

DR5.5

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.1 TO ALLOW A

FRONT YARD SETBACK OF 17' IN LIEU OF THE REQUIRED
FRONT AVERAGE SETBACK OF 25'

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

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

Joyce A. Blondell

(Type or Print Name)

Joyce A. Blondell

Signature

619 Franklin Avenue

Address

Baltimore, MD

21221

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

Catherine M. Blondell

(Type or Print Name)

Catherine M. Blondell

Signature

(Type or Print Name)

Signature

619 Franklin Avenue

Address

Phone No

Baltimore, MD

21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Innovative Design Group, Inc.

Name

720 S. Montford Ave. 410.563.8119

Address

Phone No.

Baltimore, MD 21224

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:

DATE:

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM # 151
98-151-A

ZONING DESCRIPTION FOR 619 FRANKLIN AVE.

Begining at a point on the South side of Franklin Avenue, which is 50 feet wide, at the distance of 375 feet west of the centerline of the nearest intersecting street Stuart Avenue, which is 50 feet wide. Being located ~~near~~ the Essex subdivision Section A; as recorded in the Baltimore County Book 4417, Folio # 053; containing 7475 SF. Also known as 619 Franklin Avenue and located in the 15th Election District, 5th Councilmanic District.

98-151-A₁₅₁



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.: 151

Petitioner: ~~JOYCE~~ CATHERINE M. BLONDEN

Location: 619 FRANKLIN AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOYCE A. BLONDEN

ADDRESS: 619 FRANKLIN ~~STREET~~ AVENUE
BALTIMORE, MD 21221

PHONE NUMBER: 410-574-6093

AJ:ggs

(Revised 09/24/96)

98-151-A
151

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 26 Oct 97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-151-A

To allow a front yard setback
of 17 feet in lieu of the required
front average setback of 25 feet

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**

10 Nov 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, MARYLAND

**OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **044442**

DATE 17 Oct 97 ACCOUNT R-001-6150

151
AMOUNT \$ 50.00

RECEIVED
FROM:

Catherine Bloudek

FOR:

619 Franklin Ave

1. UTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
10/17/1997 10/17/1997 10:01:25

REG MS05 CASHIER BTRY EXT DRAWER 5

5 MISCELLANEOUS CASH RECEIPT

Receipt # 035842 OFLN

CR NO. 044442

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: # 98-151-A

Petitioner/Developer:

(Catherine Blondell)

Date of Hearing/Closing:

(Nov. 10, 1997)

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**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 _____**

____ 619 Franklin Ave. Baltimore Maryland 21221 _____

**The sign(s) were posted on _____ Oct. 24, 1997 _____
(Month, Day, Year)**

Sincerely,

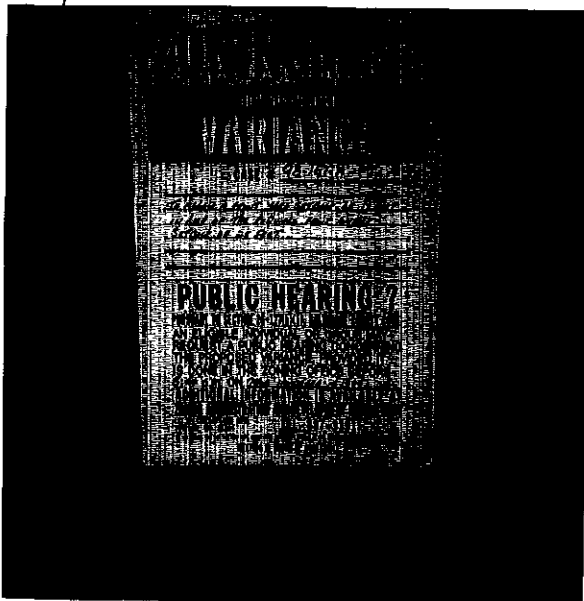

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

**____ (410)-687-8405 _____
(Telephone Number)**



98-151-A



Baltimore County
Department of Permits and
Development Management

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

October 30, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-151-A
619 Franklin Avenue
S/S Franklin Avenue, 375' W Stuart Avenue
15th Election District - 7th Councilmanic District
Legal Owner: Catherine M. Blondell
Contract Purchaser: Joyce A. Blondell
Post by Date: 10/26/97
Closing Date: 11/10/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 410-887-3391. 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 a public hearing.
4. In cases that must go to a public hearing (whether due to a neighbor's formal request or by order the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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

c: Catherine M. Blondell
Joyce M. Blondell
Innovative Design Group, Inc.





Baltimore County
Department of Permits and
Development Management

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

November 5, 1997

Ms. Catherine M. Blondell
619 Franklin Avenue
Baltimore, MD 21221

RE: Item No.: 151
Case No.: 98-151-A
Petitioner: Catherine Blondell

Dear Ms. Blondell:

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 October 10, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

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 10.28.97
Item No. 151 CAM

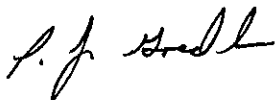
Dear Ms. Eubanks:

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
FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Oct 27, 1997

DATE: 10/31/97

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

additional Items:

Item #'s: 151

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: October 31, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 3, 1997
 Item Nos. 137, 143, 147, 148, 151,
 152, 153, & 163

 The Bureau of Developer's Plans Review has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: November 3, 1997

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

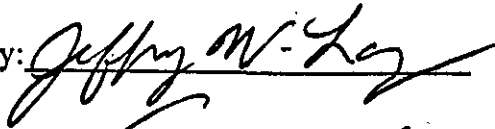
SUBJECT: Zoning Advisory Petitions

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

Item Nos. 151, 155, 156, 157, 158, 159, 160, 161, and 167

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:



Division Chief:



AFK/JL

nineteen hundred and sixty-five, by and between L. FRANKLIN GERBER, JR.
and ✓ Emma B. Gerber, his wife

of Baltimore City, in the State of Maryland, of the first part, and ✓ LEO P. BLONDELL and
✓ CATHERINE M. BLONDELL, his wife, of Baltimore County in said State

~~of the said City and State~~, of the second part.

Witnesseth, That in consideration of the sum of five dollars and other good and valuable
considerations, the receipt of which is hereby acknowledged, the said L. Franklin Gerber, Jr.
and Emma B. Gerber, his wife

do hereby grant and convey unto the said Leo P. Blondell and Catherine M. Blondell
his wife, as tenants by the entireties, their assigns, the survivor of them
and the survivor's heirs

and assigns, all that lot the Fifteenth Election District of Baltimore County
of ground situate in ~~Baltimore City~~ aforesaid, now known
as No. 619 Franklin Avenue

and described as follows, that is to say:

Beginning for the same at a point on the south side of Franklin Avenue, fifty
feet wide, said point being situated north sixty-eight degrees, forty-nine
minutes, thirty seconds, east four hundred feet from the southeast corner
of Woodward Drive and Franklin Avenue, as shown on the plot of Essex
Sub-division Section A and recorded among the Land Records of Baltimore
County in Liber W.P.C. No. 3 at Folio 15, and running thence from said
beginning point north sixty-eight degrees, forty-nine minutes, thirty
seconds, east fifty feet, thence south twenty-one degrees, ten minutes,
thirty seconds, east one hundred and forty-five feet, thence south sixty-

eight degrees, forty-nine minutes, thirty seconds, west fifty feet, thence

Sub-division Section A and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 3 at Folio 15, and running thence from said beginning point north sixty-eight degrees, forty-nine minutes, thirty seconds, east fifty feet, thence south twenty-one degrees, ten minutes, thirty seconds, east one hundred and forty-five feet, thence south sixty-eight degrees, forty-nine minutes, thirty seconds, west fifty feet, thence north twenty-one degrees, ten minutes, thirty seconds, west one hundred and forty-five feet to the place of beginning.

BEING the same lot of ground described in a deed of even date herewith and recorded or intended to be recorded prior hereto among the Land Records of Baltimore County from the said Grantees to L. Franklin Gerber, Jr.

DEED

FROM

L. Franklin Gerber, Jr.

Emma Gerber, his wife

Leo P. Blondell

Catherine M. Blondell, his wife

98-151-A

BLOCK NO.

Received for Record 19

at 2 o'clock P. M. Same day recorded

in Liber 114 No. 4417 Folio 53 &c.,

one of the Land Records of

and examined per

Clerk

Cost of Record, \$ 1.00

ORTH, ORTH & GERBER

ATTORNEYS AT LAW

9 E. FRANKLIN STREET

BALTIMORE, MARYLAND 21202

THE BALTIMORE RECORDS & BALTIMORE COUNTY

ST. P. & O. BOX 1000

BALTIMORE, MD.

15-20

W51160

No Stamps

No Substantive

M

53

(3)

13159365

151



98-151-A



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP		LOCATION	SHEET
ESSEX		DATE OF PHOTOGRAPHY JANUARY 1986	98-151-A
SCALE 1" = 200'		N.E. 2-G	



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
244	4/18/64	1" = 200'	ESSEX	NE 26
DATE OF PHOTOGRAPHY DEC. 1954				
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP LANSING MICH				

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

98-151-A



COUNTY AND ZONING MAP

151

98-151-A

SCALE	LOCATION	SHEET
1" = 200' ±	ESSEX	N.E. 2-G
DATE OF PHOTOGRAPHY JANUARY 1986		

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 619 FRANKLIN AVE

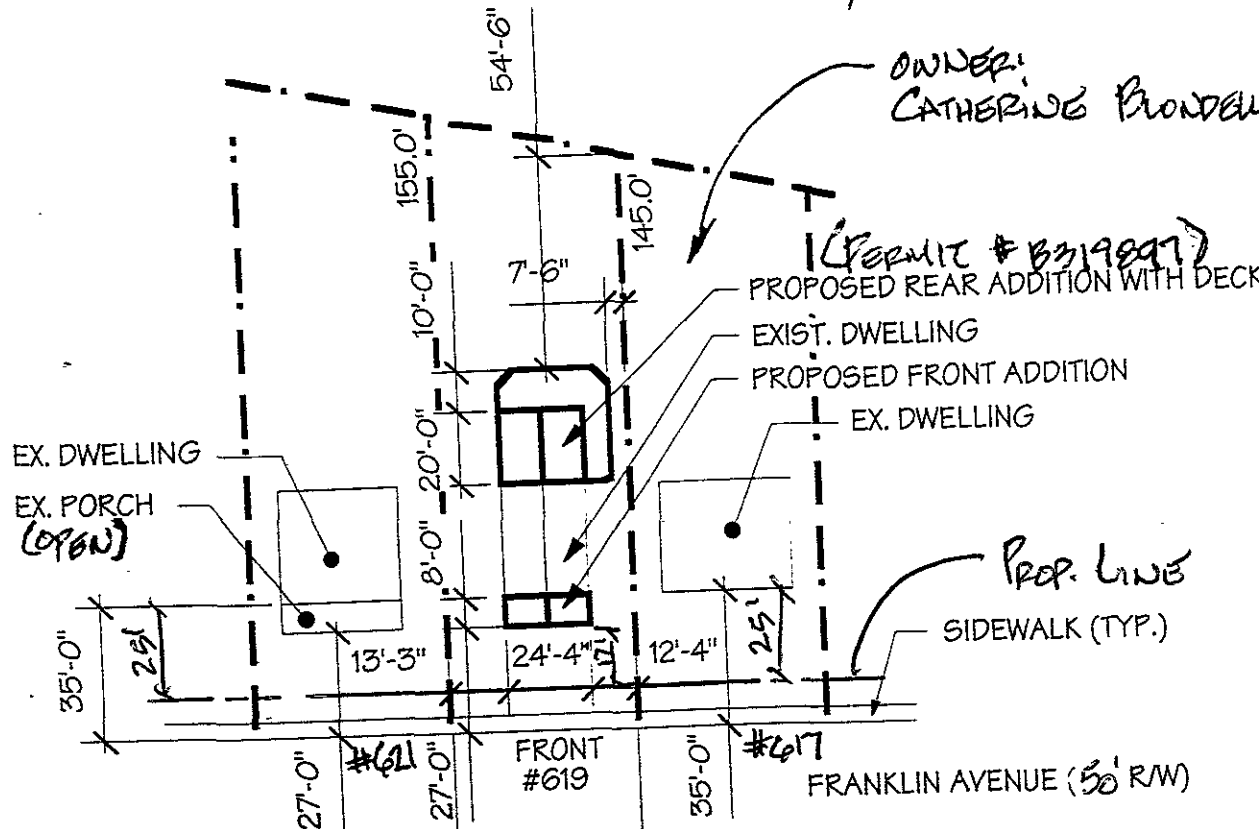
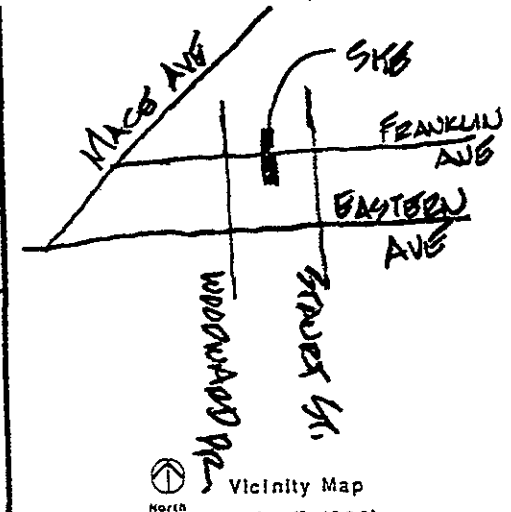
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

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

OWNER: CATHERINE M. BRONDEL

Red No 1



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map#: NE 26

Zoning: DR 5.5

Lot size: 0.17
acreage

7019 S.F.
square feet

SEWER: ☒ public ☐ private
 WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

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

151



North

date: 10/1/97

prepared by: J. G. AUBIN

TO CENTER OF
STUART ST.

TO CENTER OF
WOODWARD DR.

Scale of Drawing: 1"= 50'

*NOT IN THE
FLOOD PLAIN*

98-151-A¹⁵