

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Park Heights Avenue, 586' S
of the c/l Walnut Avenue
(12137 Park Heights Avenue)
4th Election District
3rd Councilmanic District

Michael R. Sturm, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-332-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Michael R. and Teresa A. Sturm. The Petitioners seek relief from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 35 feet in lieu of the required 50 feet for a proposed bedroom addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and 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 Deputy 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. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

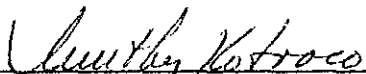
Date

By

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 Deputy Zoning Commissioner for Baltimore County this 9th day of April, 1998 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 35 feet in lieu of the required 50 feet for a proposed bedroom addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER REC'D FOR FILING
2/19/98
bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

April 9, 1998

Mr. & Mrs. Michael R. Sturm
12137 Park Heights Avenue
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Park Heights Avenue, 586' S of the c/l Walnut Avenue
(12137 Park Heights Avenue)
4th Election District - 3rd Councilmanic District
Michael R. Sturm, et ux - Petitioners
Case No. 98-332-A

Dear Mr. & Mrs. Sturm:

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, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12137 Park Heights Ave. Owings Mills MD
which is presently zoned RC-5-

This Petition shall be filed with the Dept. 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) IA 04.3 BS; BCZR, To

Permit: A Sideyard-Setback of 35 FT in Lieu of the
Required 50 FT for a Bedroom Addition.

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

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:

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No

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: Jan

DATE: 3-12-98

ESTIMATED POSTING DATE: 3-22-98

Printed with Soybean Ink
on Recycled Paper

ITEM #: 332

98-332-A

ORDER RECEIVED FOR FILING

Date

By

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 12137 PARK HEIGHTS AVE
address
OWINGS MILLS MD 21117
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)

I AM APPLYING FOR THIS VARIANCE TO PROVIDE ADDITIONAL
BEDROOM SPACE FOR A GROWING FAMILY. THIS 20X24 ADDITION WILL
ONLY ADD BEDROOM SPACE NOT INCREASE THE NUMBER OF BEDROOMS.
THERE IS NO FINANCIAL GAIN INVOLVED IN THIS PROJECT. THIS
ADDITION IS FOR LIVING SPACE ONLY AND WILL NOT IMPACT ON THE
OTHER PROPERTIES OR THE AREA. AS SEEN FROM THE PHOT THE MOST
REASONABLE PLACE FOR THIS ADDITION IS ON THE BEDROOM END OF THE
EXISTING EXISTING. WALL & SEPTIC LINES PREVENT ME FROM ADDING ON TO EITHER THE
FRONT OR BACK.

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.

Michael Reid Sturm
(signature)
MICHAEL REID STURM
(type or print name)



Teresa Ann Sturm
(signature)
TERESA ANN STURM
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of MARCH, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael R Sturm + Teresa A. Sturm

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.

3/12/98
date

Jeffrey A. Rosen
NOTARY PUBLIC

My Commission Expires: 8/1/98

Affidavit in support of Administrative Variance

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

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 12137 PARK HEIGHTS AVE.
address
OWINGS MILLS MD 21117
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)

I am Applying for this Variance to provide ADDITIONAL
Bedroom Space for a growing family. This 20x24 Addition will
only add Bedroom Space. Not increase the number of Bedrooms.
There is no financial gain involved in this project. This
Addition is for living space only and will not impact on
the other properties on the area. As seen from the plot the most
reasonable place for this Addition is on the Bedroom end of the
existing structure. Existing Well & Septic Lines prevent me from Adding on to
either the front or back.

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.

Michael Reid Sturm
(signature)
Michael Reid Sturm
(type or print name)



Teresa Ann Sturm
(signature)
TERESA Ann Sturm
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of MARCH, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael R Sturm + Teresa A Sturm.

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.

3/12/98
date

Jeffrey A. Rosen
NOTARY PUBLIC
My Commission Expires: 8/1/98



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12137 PARK HEIGHTS AVE OWINGS MILLS MD 21117
which is presently zoned RC-5

This Petition shall be filed with the Dept. 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) 1A04.3 B.3, B22K, To

Permit: A Sideyard Setback of 35 FT, in Lieu of the
Required 50 FT. For a Bedroom Addition

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

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:

(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):

Michael Reid Sturm

(Type or Print Name)

Michael Reid Sturm

Signature

Teresa Ann Sturm

(Type or Print Name)

Teresa Ann Sturm

Signature

W-332-9477

12137 PARK HEIGHTS AVE - 581-1610

Address

Phone No

OWINGS MILLS MD 21117

City

State

Zipcode

Name, Address and phone number of representative to be contacted

SAME

Name

Address

Phone No.

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: JCM

DATE: 3-12-98

ESTIMATED POSTING DATE: 3-22-98

Printed with Soybean Ink
on Recycled Paper

ITEM #: 332

98-332-A

ZONING DESCRIPTION FOR 12137 PARK HEIGHTS AVENUE

Beginning at a point on the EAST side of PARK HEIGHTS AVENUE, which is
60 FEET wide at the distance of 586 FEET ± SOUTH of the centerline of the
nearest improved intersecting street, WALNUT AVENUE, which is 50 FEET wide.

As recorded in Baltimore County Deed Liber 9461 (PAGES 307-308),

Folio 620, containing 2.25 ACRES. Also known as 12137 PARK HEIGHTS
AVENUE, and located in the 4th Election District, 3rd Councilmanic
District.

33²

98-332-A

BALTIMORE COUNTY, MAF
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

332 AND

No. 051720

DATE 3-12-98 ACCOUNT Rec-6150

AMOUNT \$ 50.00
RECEIVED FROM M. STEWART
(OLD) CAR. Ad. 12137 Park HTS
P.O.

FOR

PAID RECEIPT
PROCESS ACTUAL TIME
3/13/98 3/12/98 14:12:15
REV 5804 CASHIER LSN LVS ORANGE
5 MISCELLANEOUS CASH RECEIPT
Receipt # 051720
DATE 04/1999
BAL
50.00 DASH
BALTIMORE COUNTY, MARYLAND

98-332-A

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CASHIER'S VALIDATION

LCM

CERTIFICATE OF POSTING

RE: Case No.:

98/332-A

Petitioner/Developer: M. STURM, ETAL

P. O'KEEFE

Date of Hearing/Closing:

4/6/98

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 #12137 PARK HEIGHTS AVE.

The sign(s) were posted on

3/16/98

(Month, Day, Year)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 98-332-A

TO PERMIT A SIDEYARD SETBACK OF 35
FEET IN LIEU OF THE REQUIRED 50 FEET FOR A
BEDROOM ADDITION
(*12137 PARK HEIGHTS AVE.) 17A.9

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 p.m. ON MONDAY, APRIL 6, 1998.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL. 887-3391

Sincerely

Patrick M. O'Keefe 3/16/98
(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 ; CELL-410-905-8571
(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 332 -A Address 12137 PARK HEIGHTS Ave.
Contact Person: Joe Merrey Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3-12-98 Posting Date: 3-22-98 Closing Date: 4-6-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 332 -A Address 12137 PARK HEIGHTS Ave.
Posting Date: 3-22-98 Closing Date: 4-6-98
Wording for Sign: To Permit To permit a sideyard setback
of 35ft. in lieu of the required 50ft.
for a bedroom addition.



Baltimore County
Department of Permits and
Development Management

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

April 6, 1998

Michael and Teresa Sturm
12137 Park Heights Avenue
Owings Mills, MD 21117

RE:

Item No.: 332
Case No.: 98-332-A
Petitioner: Michael and Teresa Sturm
Location: 12137 Park Heights Avenue

Dear Mr. & Mrs. Sturm:

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 March 12, 1998.

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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



Printed with Soybean Ink
on Recycled Paper

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



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 3-2-88 ✓
Item No. 332 JCM

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

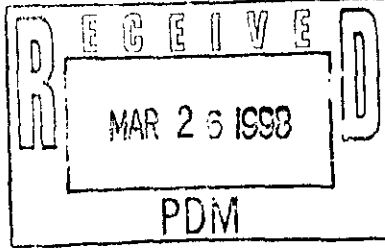
My telephone number is _____

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
Fire Department



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

March 23, 1998

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 MARCH 23, 1998

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:

320, 322, 323, 324, 325, 326, 329, 330, 332, 333, 335
AND USE PERMIT FOR FARMER'S ROADSIDE STAND (DAFYL C.
DUTRO)

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 24, 1998

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

SUBJECT: Zoning Advisory Petitions

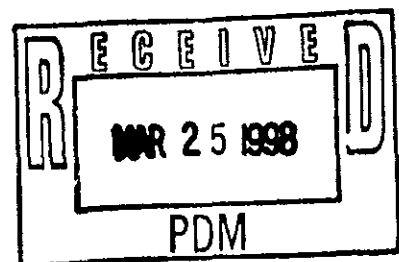
The Planning Office has no comments on the following petitions (s):

Item Nos. 322, 324, 329, 332, and 335

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: Carol K. Kline

AFK/JL



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: March 30, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for March 30, 1998
 Item Nos. 320, 323, 324, 325, 329,
 330, 331, 332, 333, and 335

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: POM

FROM: R. Bruce Seeley *RBS/90*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *Mar/23, 98*

DATE: *3/24/98*

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

Item #'s:

(332)
335
336

RBS:sp

BRUCE2/DEPRM/TXTS8P

December 3, 1997

To Whom it May Concern:

I understand that my next-door neighbors, Michael and Teresa Sturm plan to build a bedroom addition to the end of their existing ranch home. I also understand that they are applying for a variance from Baltimore County because the proposed addition extends within the 50 foot setback from my property line.

Please be advised that this addition to the Sturms' home will remain on their property and I have no objection to this structure being built, even though it will exceed the zoning setback for this area.

Sincerely,

Judith M. Sturm

Judith M. Sturm
12145 Park Heights Avenue
Owings Mills, MD 21117

332

98-332-A

March 10, 1998

To Whom it May Concern:

I understand that my next-door neighbors, Michael and Teresa Sturm, plan to build a bedroom addition to the end of their existing ranch home. I also understand that they are applying for a variance from Baltimore County because the proposed addition would extend within the 50 foot setback from the property line on the north side of their house.

Please be advised that I have no objection to this structure being built, even though it will exceed the zoning setback for this area. My property is located immediately south of the Sturms' and since the proposed addition will be built on the north end of their house, it will not be visible from my house and will not affect my property line.

Sincerely,

Manetta Krause

Manetta Krause
12133 Park Heights Avenue
Owings Mills, MD 21117

332

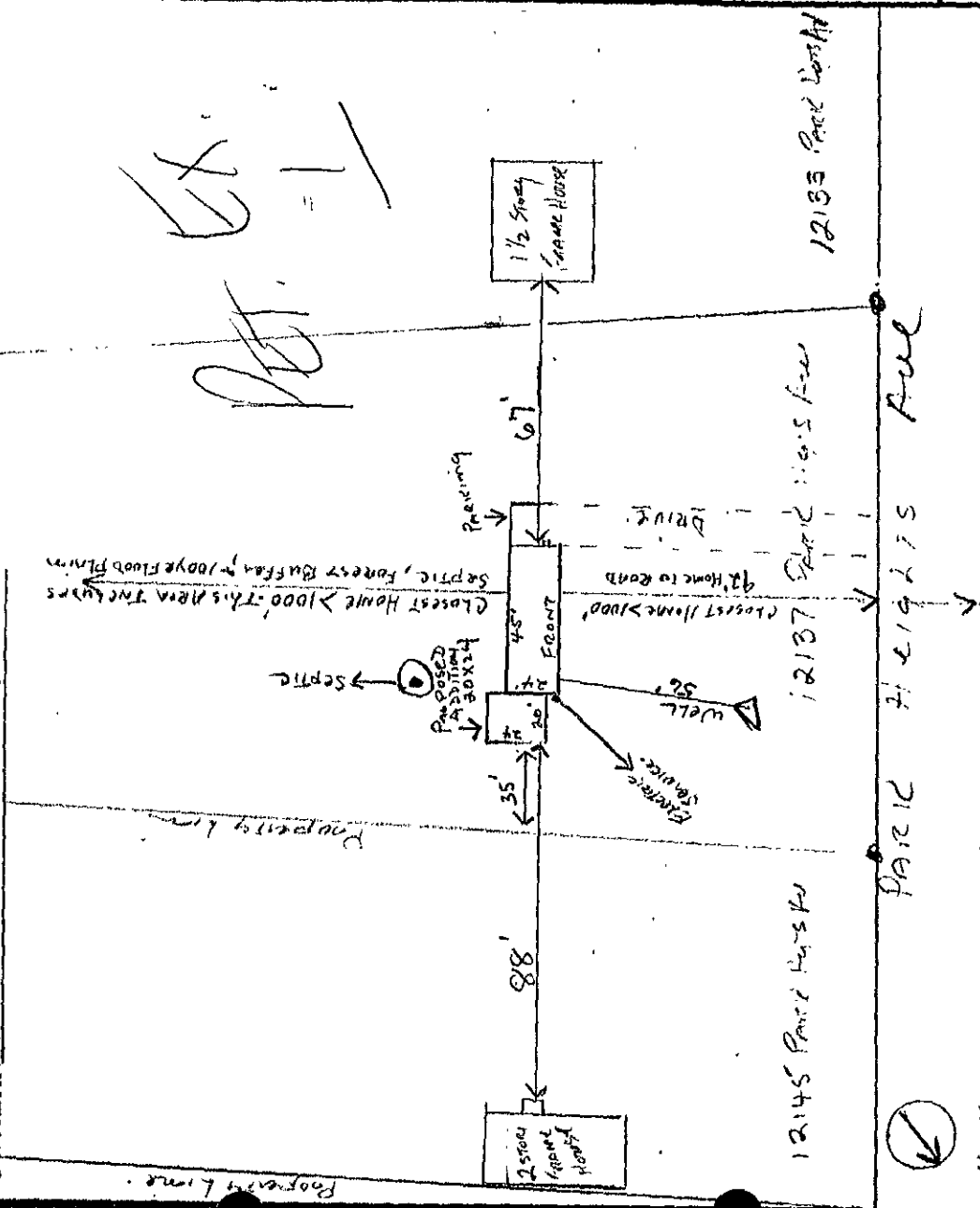
98-332-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 12137 Park Heights Ave

Subdivision name: Maplewood Storm Property Lot 2
 plat book # , folio # 620, lot # 5, section # 1, Line 5541

OWNER: Michael Teresa Stuenkel



North
date: _____
prepared by: _____
Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Election District: **4**
 Councilmanic District: **3**
 1"=200' scale map#: **NW 150**
 Zoning: **RC-5**
 Lot size: **2.25** acreage square feet
 public ☐ **SEWER:** ☐
 ☐ **WATER:** ☐
 ☐ **YES** ☐
 Chesapeake Bay Critical Area:
 Prior Zoning Hearings: **NO**

Zoning Office USE ONLY!

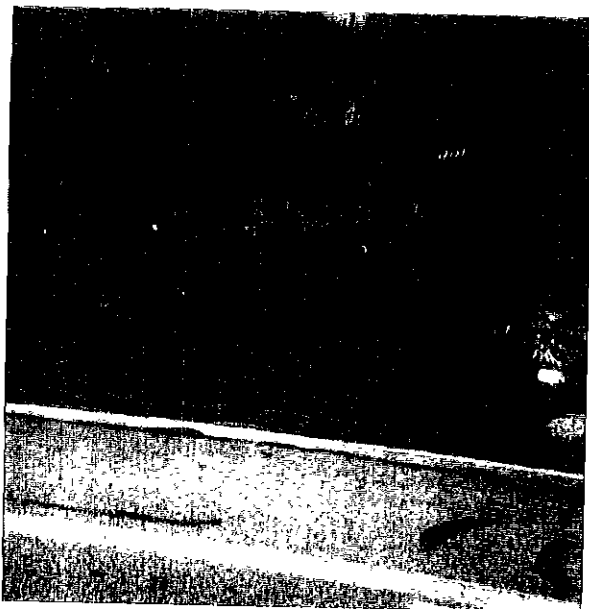
reviewed by: JCM
ITEM #: 332
CASE#:



332



North Side
Proposed Addition E.N.D.



Street View

332



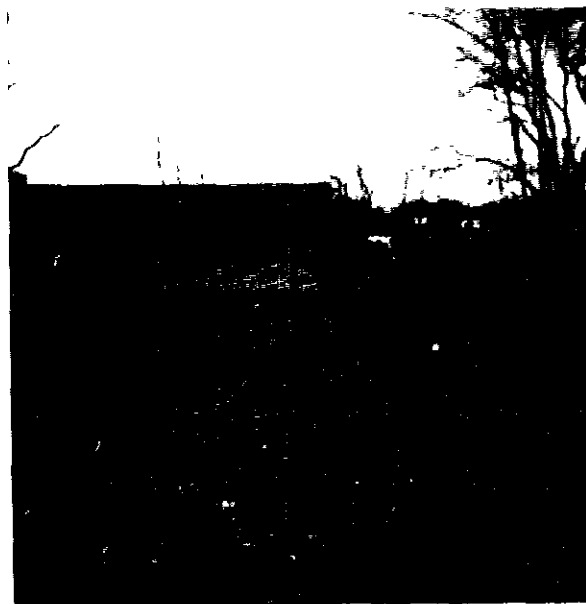
455

48-332-A



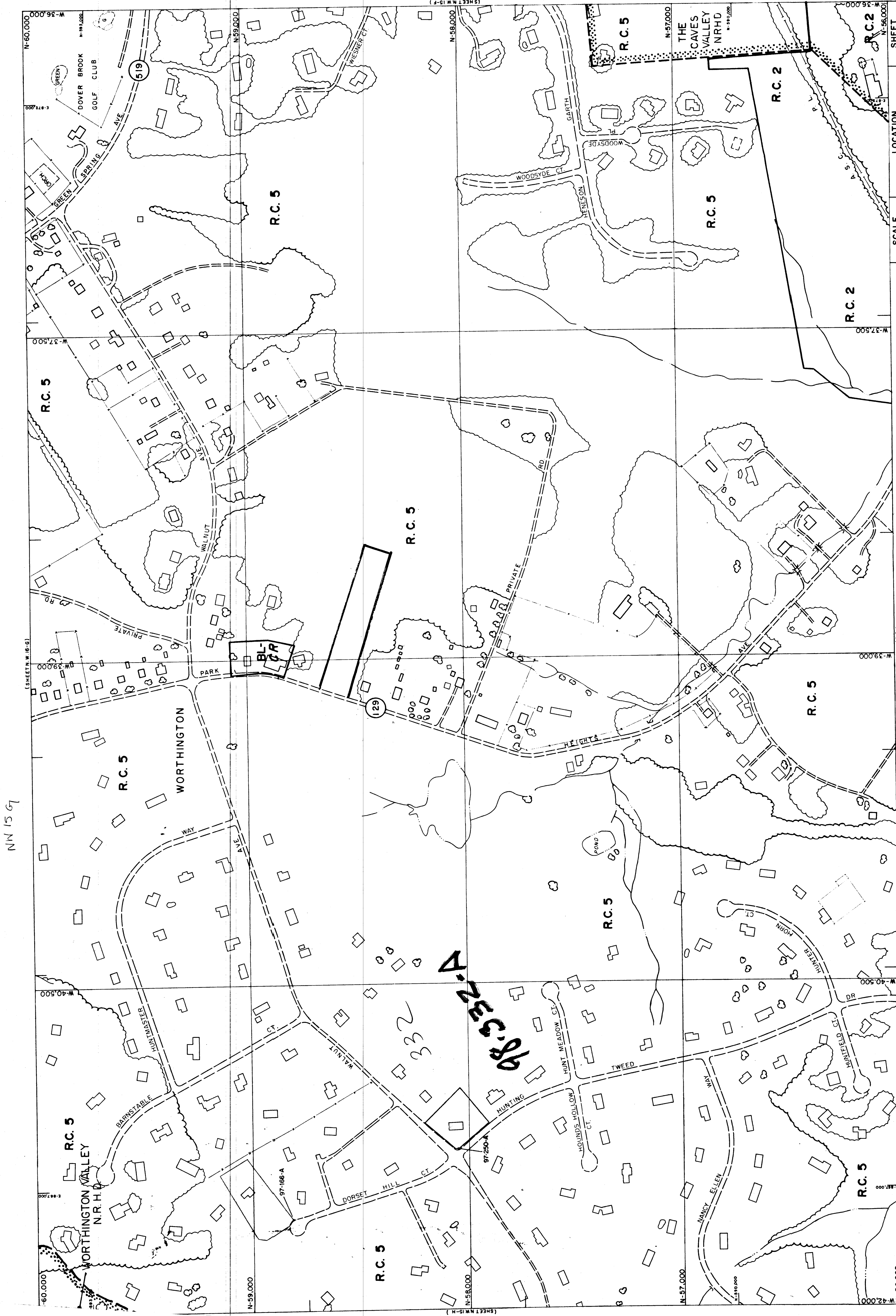
Street View

332



Rear View 332

98-332-A



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
ON JULY 11, 1996
Bill No. 139-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kameny
Chairman, County Council

T - NE
W - SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPARED BY PHOTOGRAPHIC METHODS
BY SUBMITTATION, INC. BALTIMORE, MD 21218

SCALE 1" = 200' ±	LOCATION WORTHINGTON	SHEET N. W. 15-G
DATE OF PHOTOGRAPHY JANUARY 1996		



332

332-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	WORTHINGTON	N.W. 15-G
DATE OF PHOTOGRAPHY	JANUARY 1986	