

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Frederick Avenue at Intersection
with E/S of Dutton Avenue
1st Election District
1st Councilmanic District
(1 Dutton Avenue)

Marie G. & Stan F. Czajkowski
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-175-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Marie G. & Stan F. Czajkowski, property owners, for that property known as 1 Dutton Avenue in the Catonsville area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sideyard setback of 1 ft. and a rear yard setback of 1.5 ft. in lieu of the required 15 ft. and 40 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to

indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, 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.

ORIGINAL RECEIVED FOR FILING

Date

By

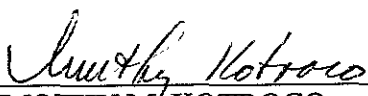
11/29/99

R. J. J. J.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of November, 1999, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sideyard setback of 1 ft. and a rear yard setback of 1.5 ft. in lieu of the required 15 ft. and 40 ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED FOR FILING
NOV 29 1999
J.R. Gorman



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 29, 1999

Mr. & Mrs. Stan F. Czajkowski
1 Dutton Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 00-175-A
Property: 1 Dutton Avenue

Dear Mr. & Mrs. Czajkowski:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 from 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1 Dutton Ave., Catonsville
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and 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) 1 B02.3.C.1 to permit a side yard setback of 1 ft. and a rear yard setback of 1.5 ft. in lieu of the required 15 ft. and 40 ft. respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Stan F. Czajkowski

Name - Type or Print

Signature

Maria G. Czajkowski

Name - Type or Print

Signature

1 Dutton Ave

(443) 778-6431 wk

(410) 744-5953

Address

Telephone No.

Catonsville, MD 21228

City

State

Zip Code

Representative to be Contacted:

Stan Czajkowski

Name

(443) 778-6431 wk

1 Dutton Ave

(410) 744-5953 h.m.

Address

Telephone No.

Catonsville, MD 21228

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County. this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

00-175-A

Reviewed By

BR

Date

10/24/99

Estimated Posting Date

11/7/99

REC 9/15/98

ORDER RECEIVED FOR FILING
10/24/99

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 1 Dutton Ave.

Address

Catonsville, MD 21228

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):

We are planning to build an addition to our house in order to expand the existing kitchen, laundry/bathroom and add a mudroom. The addition will fill the area that currently exists between our house and the garage (Distance between buildings is approx. 9 feet). We want to attach the house to the garage so that we can enter the house directly from the garage. The garage is an existing structure and cannot be moved to comply with the setback regulations. Not attaching the house to the garage would result in hardship/practical difficulty with respect to 1) building the addition within the small area between the existing buildings, and 2) access to/from the house and the garage. *Garage was built in the 1930's* A letter from our most adjacent neighbor, Ms. Thelma McNemar, owner of 3 Dutton Ave, is attached, stating that she has no objections or concerns regarding our house addition plans. Ms. McNemar is the only neighbor who would be affected visually by the house addition.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Stan F. Czajkowski

Stan F. Czajkowski

Name - Type or Print

Signature

Maria G. Czajkowski

Maria G. Czajkowski

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of 10, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STAN F. CZAJKOWSKI MARIA G. CZAJKOWSKI

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

10-25-1999

Date

Notary Public

My Commission Expires

5-29-02

ROBERT DELAWDER

NOTARY PUBLIC

STATE OF MARYLAND

MY COMMISSION EXPIRES 5-29-02

R20 09/11/98

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 1 Dutton Ave.
Address
Catonsville, MD 21228
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):

We are planning to build an addition to our house in order to expand the existing kitchen, laundry/bathroom and add a mudroom. The addition will fill the area that currently exists between our house and the garage (Distance between buildings is approx. 9 feet). We want to attach the house to the garage so that we can enter the house directly from the garage. The garage is an existing structure and cannot be moved to comply with the setback regulations. Not attaching the house to the garage would result in hardship/practical difficulty with respect to 1) building the addition within the small area between the existing buildings, and 2) access to/from the house and the garage. *Garage was built in the 1930's.* A letter from our most adjacent neighbor, Ms. Thelma McNemar, owner of 3 Dutton Ave, is attached; stating that she has no objections or concerns regarding our house addition plans. Ms. McNemar is the only neighbor who would be affected visually by the house addition.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Stan F. Czajkowski
Signature
Stan F. Czajkowski
Name - Type or Print

Maria G. Czajkowski
Signature
Maria G. Czajkowski
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of 10, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STAN F. CZAJKOWSKI MARIA G. CZAJKOWSKI
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

10-25-99
Date

Robert Delawder
Notary Public
My Commission Expires 5-29-02

REU 09/15/98

ROBERT DELAWDER
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES 5-29-02



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 Dutton Ave., Catonsville
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.c.1 to permit a side yard setback of 1 ft. and a rear yard setback of 1.5 ft. in lieu of the required 15 ft. and 40 ft., respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Stan F. Czajkowski

Name - Type or Print

Signature

Maria G. Czajkowski

Name - Type or Print

Signature

1 Dutton Ave

(443) 778-6431 wk
(410) 744-5953

Address

Telephone No.

Catonsville, MD 21228

City

State

Zip Code

Representative to be Contacted:

Stan Czajkowski

Name

(443) 778-6431 wk

1 Dutton Ave

(410) 744-5953 h.m.

Address

Telephone No.

Catonsville, MD 21228

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-175-A

Reviewed By BKL

Date 10/26/99

REV 9/15/98

Estimated Posting Date

11/7/99

CO-175-A

ZONING DESCRIPTION FOR 1 Dutton Ave LIBER 7301 FOLIO 091

Beginning for the same on the north side of Frederick Ave. at its intersection with the East side of Dutton Ave.; and running thence easterly, binding on the North side of Frederick Ave., 200 feet; thence northerly parallel with Dutton Ave. 200 feet thence westerly, 200 feet to the East side of Dutton Ave; thence southerly binding on the East side of Dutton Ave 200 feet to the place of beginning. *The improvements thereon being known as No. 1 Dutton Ave.*

Being the same lot of ground which by Deed dated March 28, 1983 and recorded among the Land Records of Baltimore County in LIBER 6505, FOLIO 475 was granted and conveyed by R. Gail Drinkhouse to Stanley F. Czajkowski, Sr. and Stanley F. Czajkowski, Jr., the within grantors.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **073239**

DATE 10/26/99 ACCOUNT Room 6150

AMOUNT \$ 50.00

RECEIVED FROM: Stan Czajkowski

FOR: Club - Old Abnash. Carriage

SECTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item #175

PAID RECEIPT

PROCESS ACTION TIME
 10/27/1999 10/26/1999 15:51:53
 REG 5805 CASHIER WHITE MESS DRAWER 5
 Dep: 5 528 ZONING DEPARTMENT
 Receipt # 127942
 CR NO. 073239

Receipt Tot 50.00
 50.00 OK
 Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 00-175-A
PETITIONER/DEVELOPER:
[Stan Czajkowski]
DATE OF Closing
[Nov. 22, 1999]

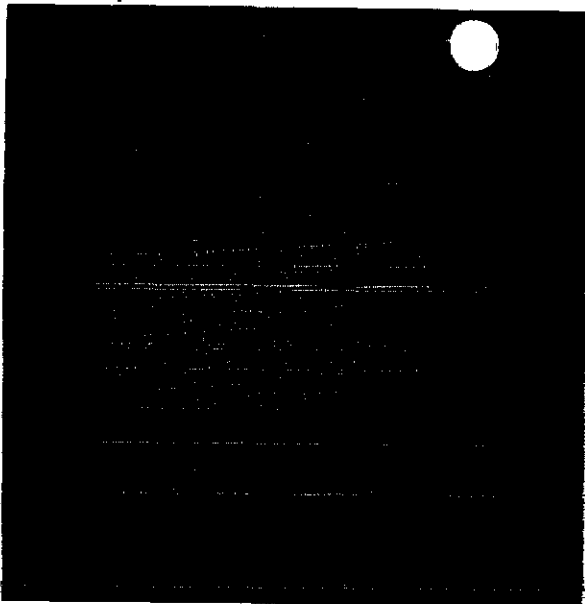
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
1 Dutton Ave. Baltimore, Maryland 21228__

The sign(s) were posted on _____ 11-5-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

____ [410]-687-8405 ____
[Telephone Number]

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-175-A

Petitioner: Stan & Maria Czajkowski

Address or Location: 1 Dutton Ave., Catonsville, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stan & Maria Czajkowski

Address: 1 Dutton Ave.
Catonsville, MD 21228

Telephone Number: (410) 744-5953

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 175 -A

Address 1 Dutton Ave.

Contact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/26/99

Posting Date: 11/7/99

Closing Date: 11/22/99

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 00- 175 -A

Address 1 Dutton Ave.

Petitioner's Name Czajkowski

Telephone 410-744-5953

Posting Date: 11/7/99

Closing Date: 11/22/99

Wording for Sign: To Permit a side yard setback of one ft. and a rear yard setback of 1.5 ft. in lieu of the required 15 ft. and 40 ft. respectively.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 23, 1999

Mr. Stan Czajkowski
1 Dutton Avenue
Catonsville, MD 21228

Dear Mr. Czajkowski:

RE: 00-175-A , 1 Dutton Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 26, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



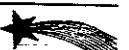
Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Baltimore County
Fire Department

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

November 10, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 8, 1999

Item No.: See Below

Dear Ms. Stephens:

1. The Fire Marshal's Office per its contents at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

172, 173, 174, 175, 176, 178, 179, 182

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 937-4981, MA-1102F

cc: File

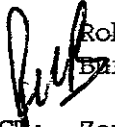


BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 16, 1999

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 15, 1999
Item Nos. 172, 173, 175 177, 178,
179 & 182

The Bureau of Development Plans Review has reviewed the subject zoning item, and we have no comment.

RWB:HJO:cab

cc: File

ZAC11159.NOC

AV
11/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: November 22, 1999

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

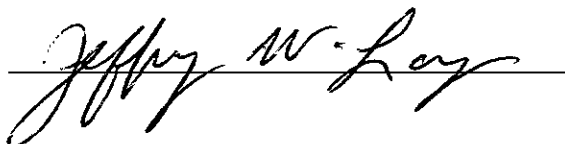
SUBJECT: Zoning Advisory Petitions

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

Item No(s): 175

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 11.5.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 175 BR

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

3 Dutton Ave
Catonsville MD 21228

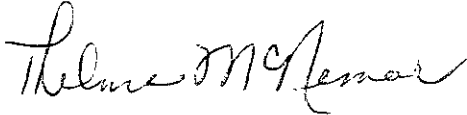
5 October 1999

Zoning Commissioner
C/O Office of Zoning Review
111 W. Chesapeake Ave
Towson MD 21204

Dear Zoning Commissioner,

My good neighbors, Stan and Maria Czajkowski, have discussed with me the house renovation plans for their property at 1 Dutton Ave. I have no concerns or objections as to their plans.

Respectfully,

A handwritten signature in cursive script that reads "Thelma McNemar". The signature is written in dark ink and is positioned above the printed name.

Thelma McNemar

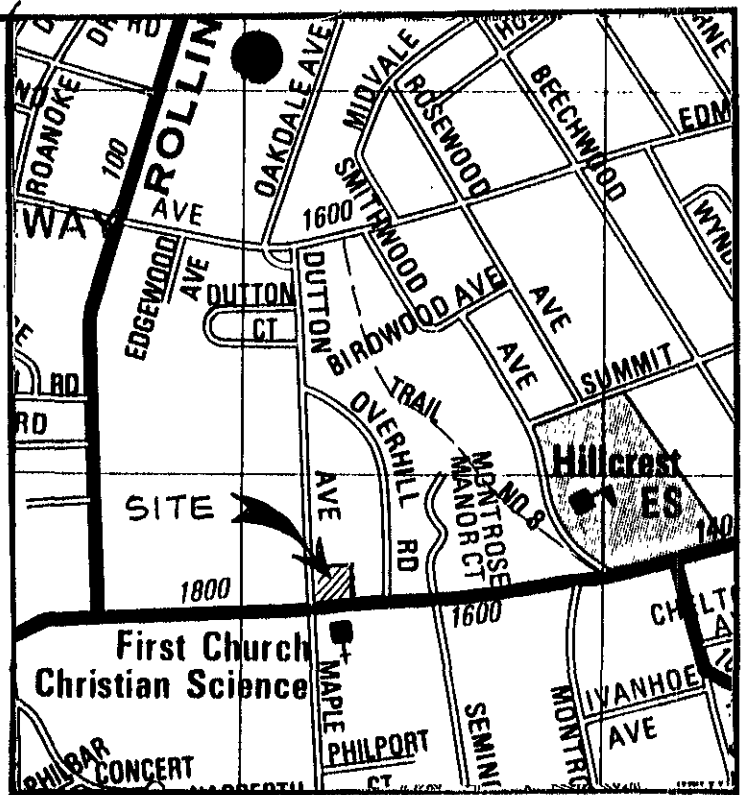
00-175-A
#175

NOTES:

- 1) Property shown hereon is currently Zoned DR 2
- 2) Parcel Area = 40,000 S.F.
- 3) Bldg. Footprint = 1,396 S.F.
- 4) Total Bldg. Area 3,868 S.F.
- 5) Existing Residential Structure
- 6) Tax Map 100, Grid 12, Parcel 275

Thelma McNemar owner of 3 Dutton
sister of deceased Catherine Chell.

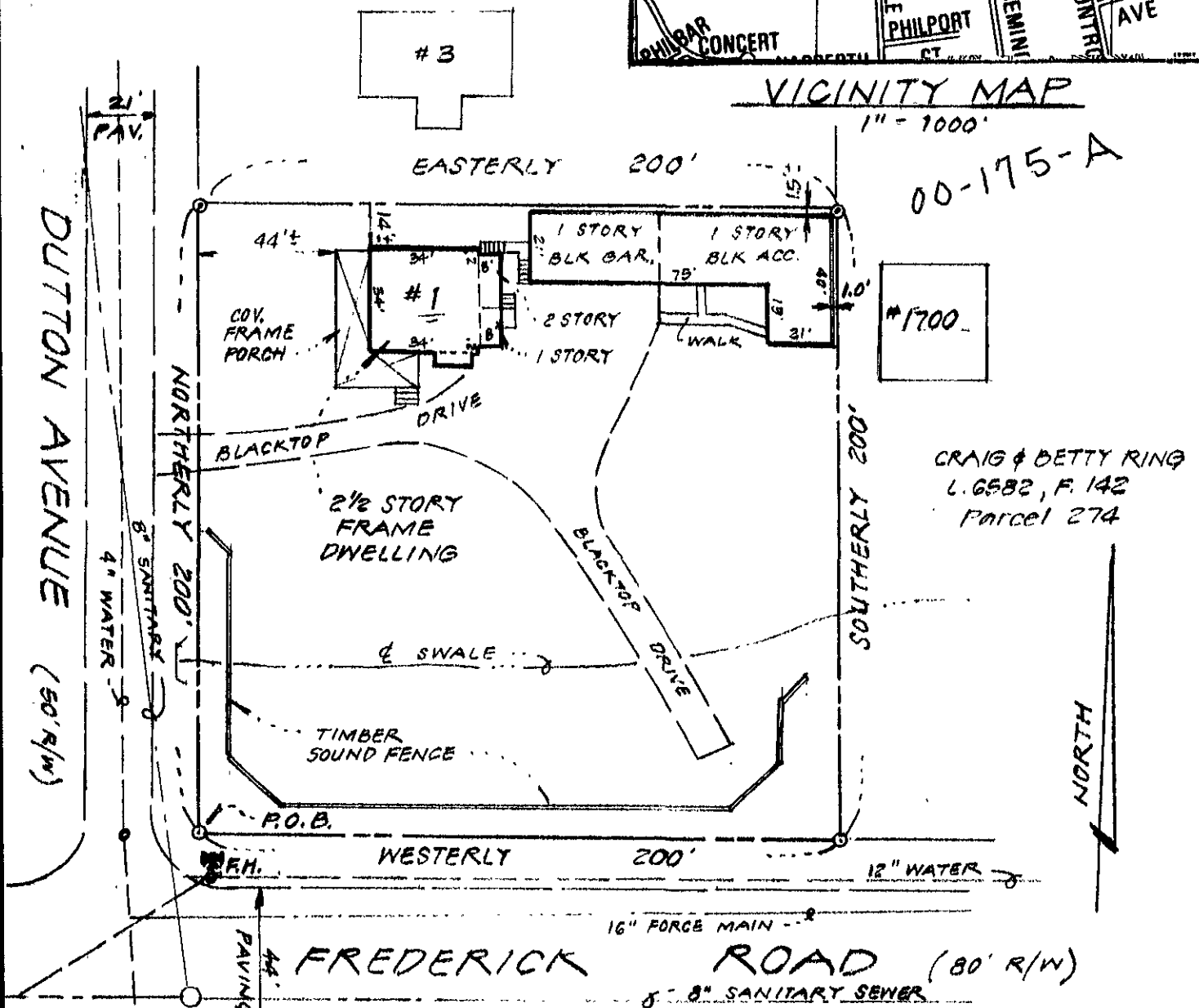
* CATHERINE CHELL
L. 1035, F. 475
Parcel 276



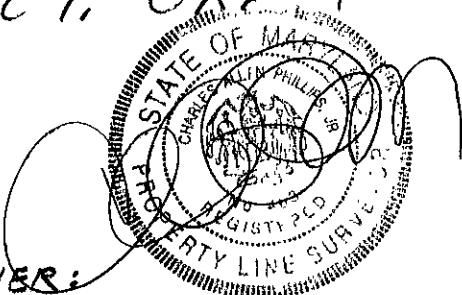
VICINITY MAP

1" = 1000'

00-175-A



PET. EX. #1



OWNER:

STANLEY & MARIA CZAJKOWSKI
1 DUTTON AVENUE
CATONSVILLE, MD 21228
Liber 7301, Folio 091

PLAT TO
ACCOMPANY VARIANCE PET.

1 DUTTON AVENUE
1ST ELECT DIST. 1ST CO. COUN. DIST.
BALTIMORE COUNTY, MD.



KCI
TECHNOLOGIES, INC.

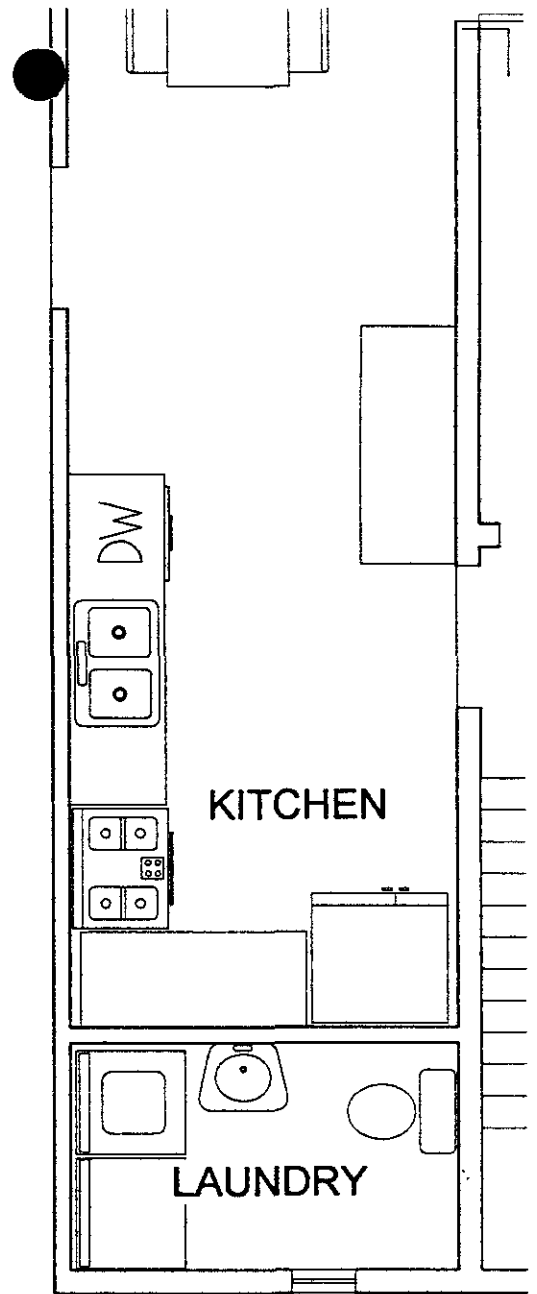
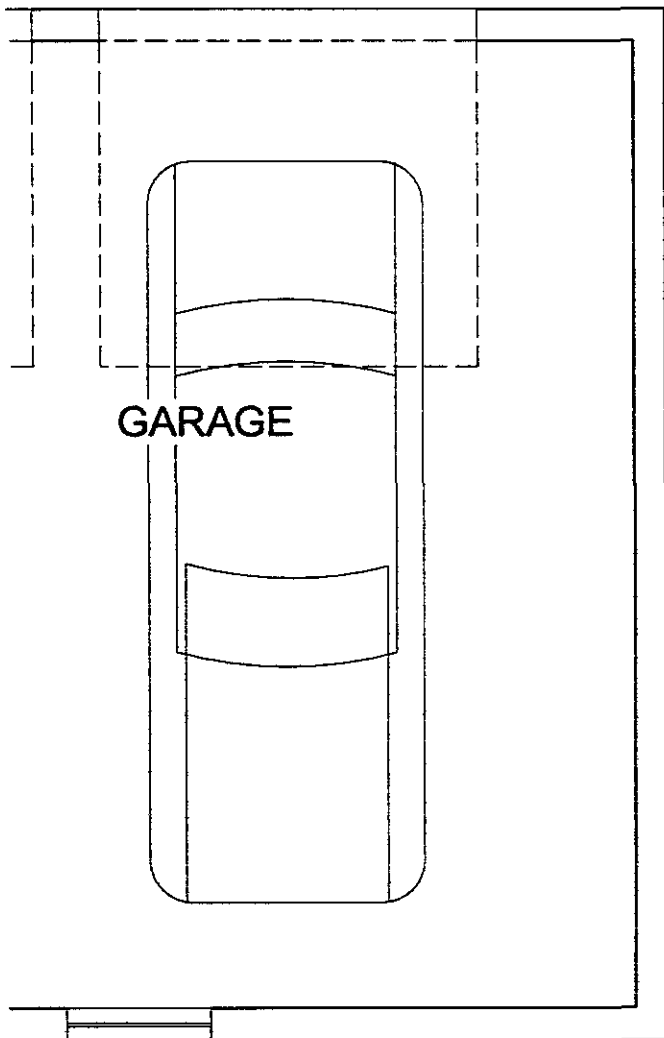
10 North Park Drive
Hunt Valley, Maryland 21030-1888
(410) 316-7800
Direct Dial Number

SCALE: 1" = 50'

DATE: 8.3.99

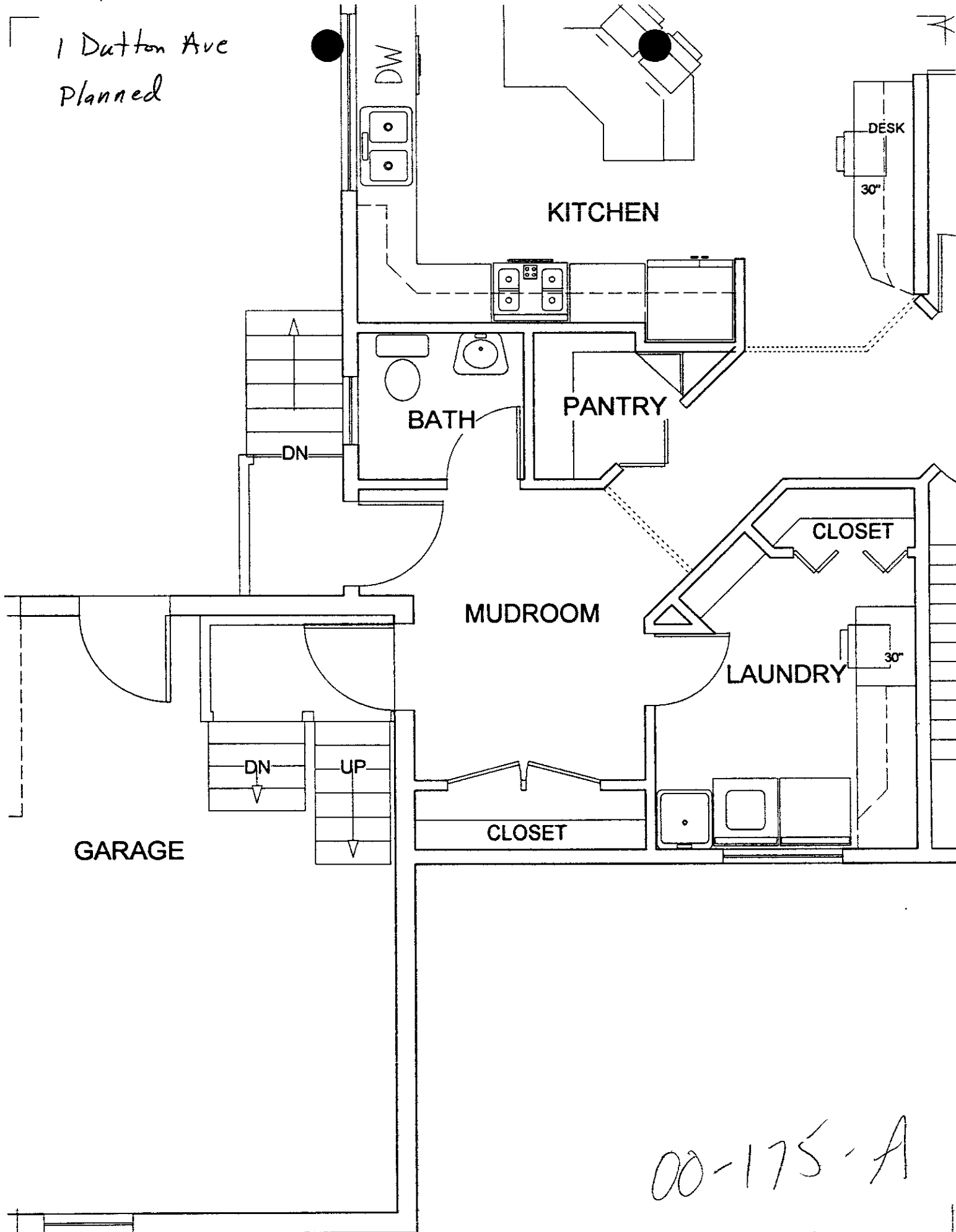
#175

1 Dutton Ave
Current



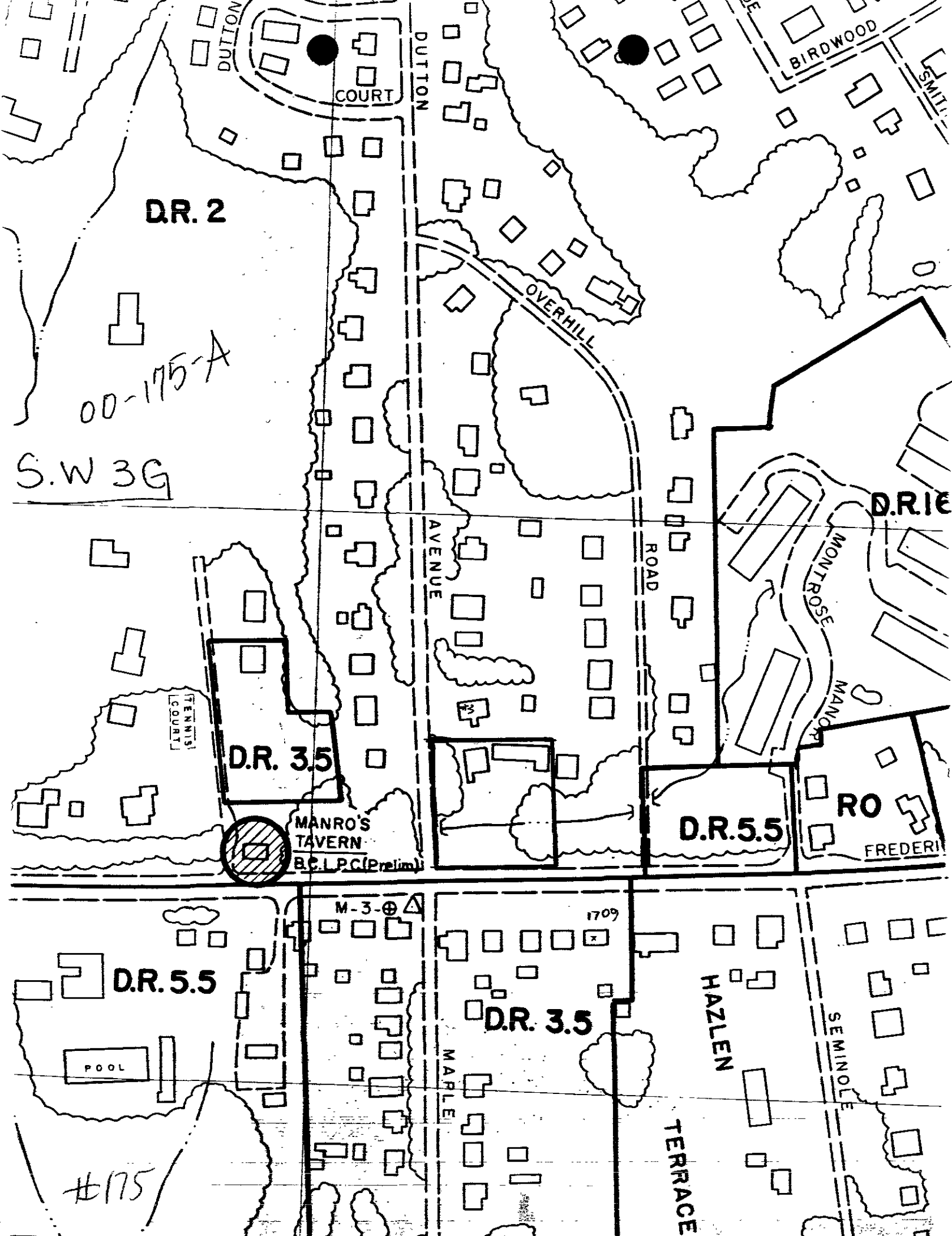
00-175-A
#175

1 Dutton Ave
Planned



00-175-A

#175



D.R. 2

00-175-A

S.W 3G

TENNIS COURT

D.R. 3.5

MANRO'S TAVERN
B.C.L.P.C.(Prelim)

D.R. 5.5

RO

FREDERICK

D.R. 5.5

POOL

#175

D.R. 3.5

MAPLE

HAZLEN

TERRACE

SEMINOLE

M-3-⊕

1709

DUTTON

COURT

DUTTON

OVERHILL

AVENUE

ROAD

BIRDWOOD

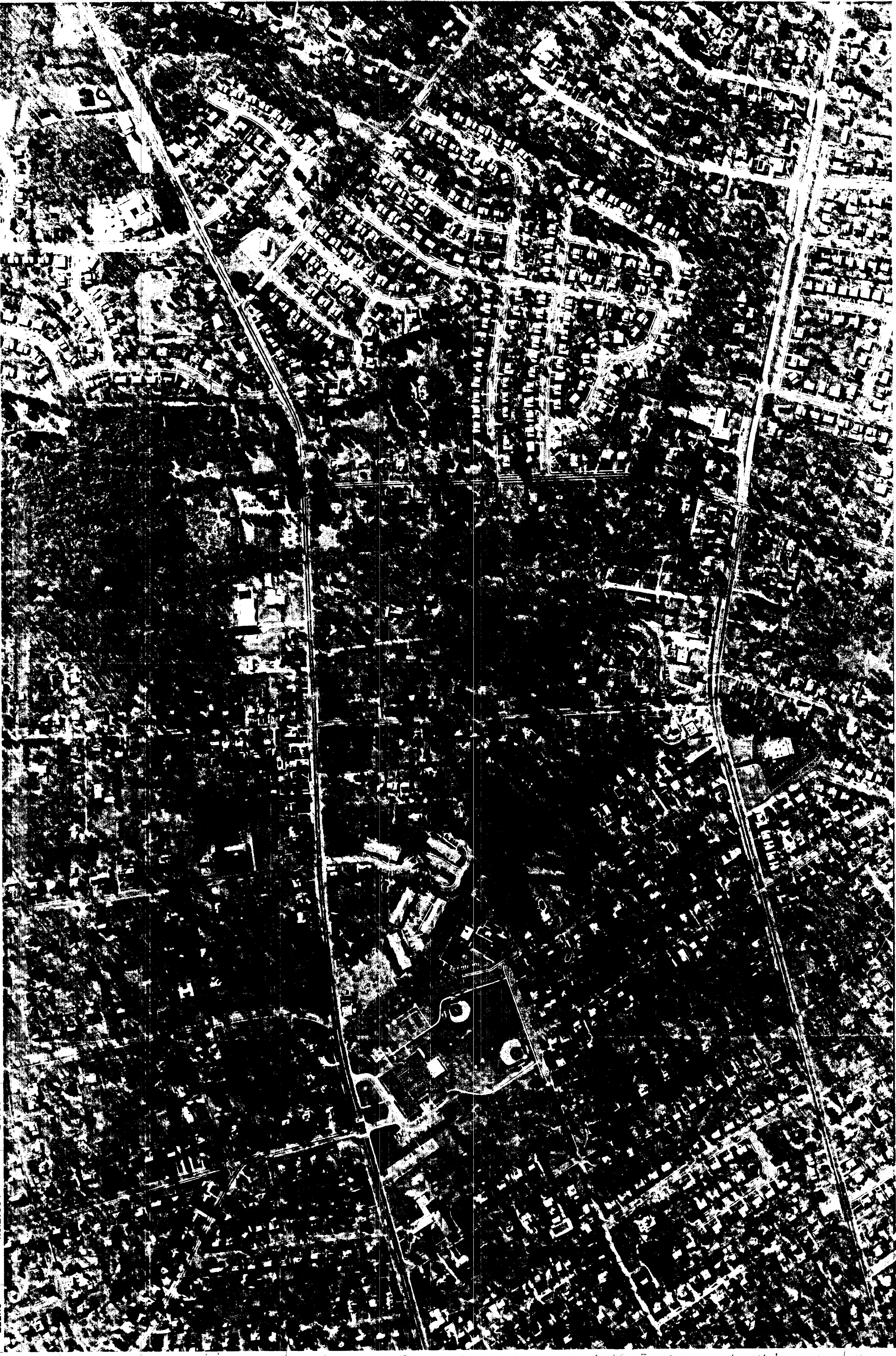
SMITH

D.R. 16

MANROSE MANOR







PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

00-175-A
#175

SCALE	LOCATION	SHEET
1" = 200' ±	CATONSVILLE	S.W. 3-6
DATE OF PHOTOGRAPHY JANUARY 1986		