

IN RE: PETITION FOR ADMIN. VARIANCE  
NE/S Hillside Road, 1800' E of  
Intersection of Stevenson Road  
3rd Election District  
3rd Councilmanic District  
(1724 Hillside Road)

\*  
\*  
\*  
\*  
\*

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 00-549-A

Joseph Klein, III & Judith Sandler  
Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Joseph Klein and Judith Sandler. The variance request is for property located at 1724 Hillside Road in the Stevenson area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure with a height of 32 ft. in lieu of the maximum required 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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.

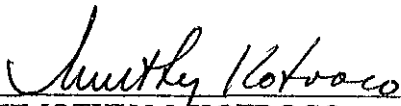
DATE RECEIVED FOR FILING  
Date 7/22/00  
By R. J. G...son

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 20<sup>th</sup> day of July, 2000, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure with a height of 32 ft. in lieu of the maximum required 15 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED that in the event the structure lies within the floodplain, the Petitioners may have difficulty securing a permit for the construction of same.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING  
Date 7/20/00  
By R. Johnson



Baltimore County  
Zoning Commissioner

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

July 20, 2000

Mr. Joseph Klein, III  
Ms. Judith Sandler  
1724 Hillside Road  
Stevenson, Maryland 21153

Re: Petition for Administrative Variance  
Case No. 00-549-A  
Property: 1724 Hillside Road

Dear Mr. Klein & Ms. Sandler:

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 Department of Permits and Development Management. 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 that reads "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Laura Thul Penza, AIA  
Penza Associates Architects, Inc.  
401 Woodbourne Avenue  
Baltimore, Maryland 21212

Come visit the County's Website at [www.co.ba.md.us](http://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 1724 Hillside Road  
which is presently zoned RC 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)

400.3 BCZR, To allow an accessory structure with a height of 32'0"  
in lieu of the maximum required 15'0".

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 \_\_\_\_\_

### Legal Owner(s):

Mr. Joseph Klein, III  
Name - Type or Print \_\_\_\_\_  
Joseph Klein III  
Signature \_\_\_\_\_  
Ms. Judith Sandler  
Name - Type or Print \_\_\_\_\_  
Judith Sandler  
Signature \_\_\_\_\_  
1724 Hillside Road 410-486-4958  
Address Telephone No. \_\_\_\_\_  
Stevenson, MD 21153  
City State Zip Code

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Laura Thul Penza, AIA  
Name \_\_\_\_\_  
Penza Associates Architects, Inc.  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
401 Woodbourne Avenue (410) 435-6677  
City State Zip Code day  
Baltimore, MD 21212

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. 00-549-A

Reviewed By BK Date 6/22/00

Estimated Posting Date 7/2/00

# 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 1724 Hillside Road  
Address  
Stevenson, MD 21153  
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):

In order to provide additional space for a growing family (third child recently born!), the owners would like to relocate a personal office space out of the main house, including file/book storage and multiple computer stations. This relocation would render a much-needed bedroom and playroom space.

The existing one story frame "garage" structure is termite-ridden and structurally questionable, and must be razed. The new two-story structure (plus cupola) is designed to match the character of the existing house, with a footprint smaller than the existing structure. The smaller footprint allows more open views of the property from the main house. The second floor of the new structure and sitting cupola above allow better views as well as acceptable office space.

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.

Joseph Klein III  
Signature  
Joseph Klein III  
Name - Type or Print

Judith Sandler  
Signature  
Judith Sandler  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of June, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joseph Klein III and Judith Sandler  
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

6/21/00  
Date

Pamela S. Clevenger  
Notary Public

My Commission Expires 5/13/2002

# 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 1724 Hillside Road  
Address  
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City State Zip Code

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Joseph Klein III  
Signature  
Joseph Klein III  
Name - Type or Print

Judith Sandler  
Signature  
Judith Sandler  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of June, 2000 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joseph Klein III and Judith Sandler  
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

6/21/00  
Date

Pamela S. Clevenger  
Notary Public

My Commission Expires 5/13/2002



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1724 Hillside Road

which is presently zoned RC 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)

400.3 BCZR, To allow an accessory structure with a height of 32'0" in lieu of the maximum required 15'0".

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):

Mr. Joseph Klein, III  
Name - Type or Print \_\_\_\_\_

Joseph Klein III  
Signature \_\_\_\_\_

Ms. Judith Sandler  
Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

1724 Hillside Road 410-486-4958  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Stevenson, MD 21153  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Laura Thul Penza, AIA  
Name \_\_\_\_\_

Penza Associates Architects, Inc.  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

401 Woodbourne Avenue (410) 435-6677 day  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Baltimore, MD 21212

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. 00-549-A

Reviewed By BR Date 6/22/00

Estimated Posting Date 7/2/00

Zoning Description for:  
1724 Hillside Road  
Stevenson, Maryland 21153

Beginning at a point at the centerline of 30'-0" right of way known as Hillside Road, S 88°17'W (230.39'); N 04°45.00'W (364.11'); S 82°E (119.58'); N 8° E (35'); S 87°20'E (91'), N 82°45'E (43'); S 3°18'40"W (226.61') S 84°13'W (24.76'); S 5°47'E (38'); N 84°13'00"E (18.66'); S 03°18'40"W (111.94') to the place of beginning.

Being recorded among land records of Baltimore County in Liber T.B.S.#1786, Folio #63, containing +/- 2 acres of land, located approximately 1800 L.F. east from the nearest intersection at Stevenson Road.

The improvements thereon being known as 1724 Hillside Road in the District 3C3.



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 083579

DATE 6/22/00 ACCOUNT REVENUE

AMOUNT \$ 50.00

RECEIVED FROM: PAID TO S.M. JAC.

FOR: PAID TO S.M. JAC.

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

1112 = 049

DATE RECEIVED  
6/22/00 08:35:79  
RECEIVED BY: [Signature]  
OFFICE OF BUDGET & FINANCE  
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

**CERTIFICATE OF POSTING**

**RE: CASE #00-549-A  
PETITIONER/DEVELOPER  
(Joseph Klein III)  
DATE OF Closing  
( 7-17-00)**

**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  
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

**1724 Hillside Road Baltimore, Maryland 21153**\_\_\_\_\_

**THE SIGN(S) WERE POSTED ON** \_\_\_\_\_ **6-30-00** \_\_\_\_\_  
(MONTH, DAY, YEAR)

**SINCERELY,**

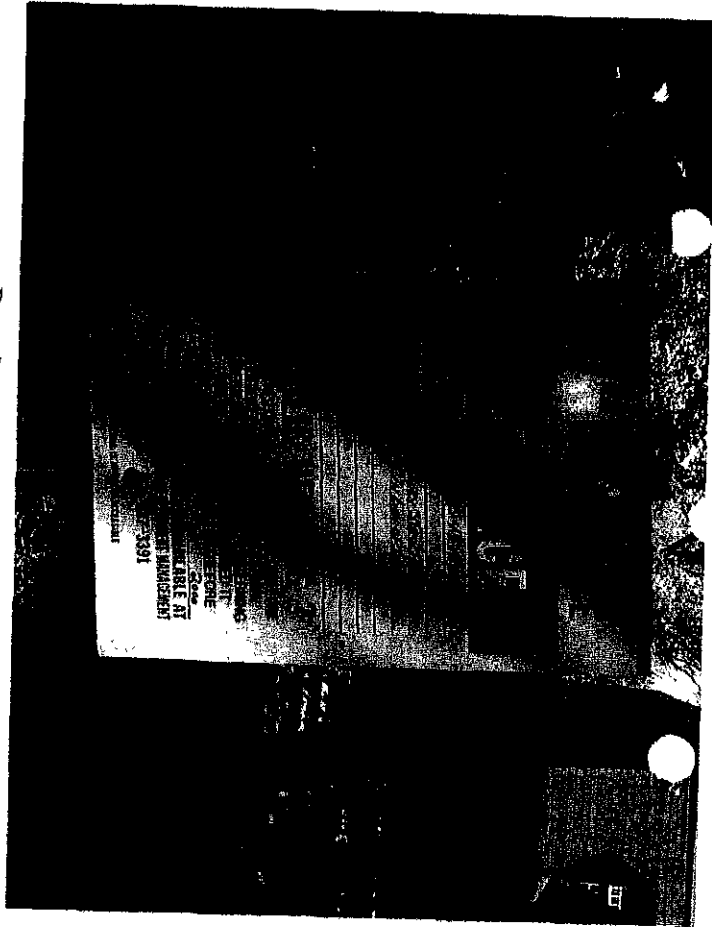
  
(SIGNATURE OF SIGN POSTER & DATE)

\_\_\_\_\_ **THOMAS P. OGLE SR.** \_\_\_\_\_

\_\_\_\_\_ **325 NICHOLSON ROAD** \_\_\_\_\_

\_\_\_\_\_ **BALTIMORE, MARYLAND 21221** \_\_\_\_\_

\_\_\_\_\_ **410-687-8405** \_\_\_\_\_  
(TELEPHONE NUMBER)



Posted at 1724 Hillside Road

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 00- 549 -A Address 1724 Hillside Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 6/22/00 Posting Date: 7/2/00 Closing Date: 7/17/00

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- 549 -A Address 1724 Hillside Rd.

Petitioner's Name Klein III, Joseph Telephone 410-486-4958

Posting Date: 7/2/00 Closing Date: 7/17/00

Wording for Sign: To Permit an accessory structure with a height of 32 ft. in lieu of the required 15 ft.

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/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 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 00-549-A

Petitioner: Joseph Klein III; Judith Sandler

Address or Location: 1724 Hillside Rd. Stevenson MD 21153

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Laura Thul Penze, Penze Associates Architects, Inc.

Address: 401 Woodbourne Ave.

Baltimore MD 21212

Telephone Number: (410) 435-6677



Baltimore County  
Department of Permits and  
Development Management

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

July 17, 2000

Ms. Laura Penza  
Penza Associates Architects, Inc.  
401 Woodbourne Avenue  
Baltimore MD 21212

Dear Ms. Penza:

RE: Case Number 00-549-A , 1724 Hillside Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/22/00.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:rsj

Enclosures

c: Judith Sandler  
Joseph Klein, III



**BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE**

**TO:** Zoning Advisory Committee

**DATE:** June 29, 2000

**FROM:** John Reisinger

**SUBJECT:** Zoning Case 00-549-A, Item 549

This item is listed as floodplain. The only floodplain in the third district is riverine, and the building code prohibits new buildings in riverine flood plains.



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt. **DATE:** July 17, 2000

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 17, 2000  
Item No. 549

The Bureau of Development Plans Review has reviewed the subject zoning item. This site is located in a 100-year riverine flood plain. The proposed development shall not increase the extent of the flood plain on neighboring properties.

No new buildings or additions shall be constructed in any riverine flood plain.

Where replacement structures cannot be relocated out of the flood plain, they shall be limited to the footprint of the previous structure.

All substantially improved structures, including manufactured homes, shall have the lowest floor elevated to or above the flood protection elevation.

RWB:HJO:jrb

cc: File





Baltimore County  
Fire Department

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

July 13, 2000

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 June 10, 2000

Item No.: See Below

Dear Ms. Stephens:

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:

544, 545, 546, 547, 548, 549, 550

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RS*  
DATE: July 17, 2000  
SUBJECT: Zoning Item #549  
1724 Hillside Road

Zoning Advisory Committee Meeting of July 10, 2000

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Mike Kulis

Date: July 14, 2000

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** July 10, 2000

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 516, 517, 518, 520, 522, 527, 528, 530, 541, 545, 549 and 550.**


The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

  
\_\_\_\_\_

Section Chief:

  
\_\_\_\_\_

AFK/JL:MAC



**Maryland Department of Transportation  
State Highway Administration**

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

Date: 6.30.06

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

RE: Baltimore County  
Item No. 547 BR

Dear Ms. Jackson:

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,

A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.'.

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

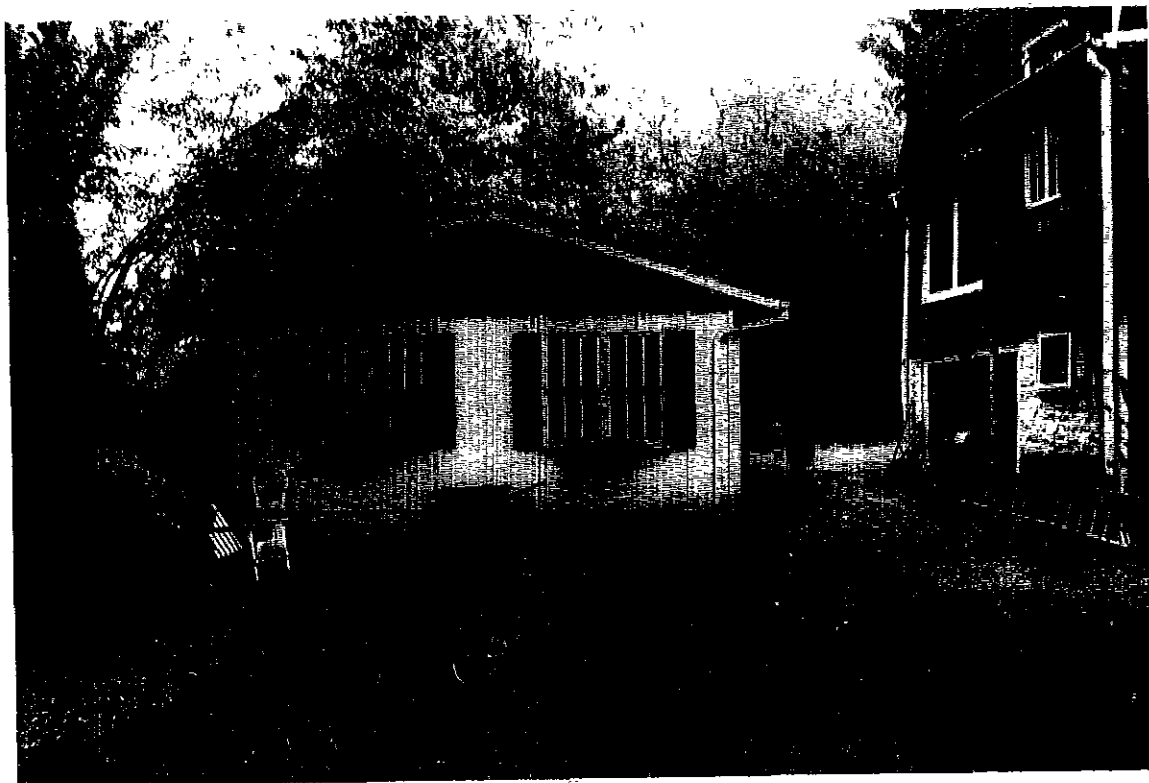
My telephone number is \_\_\_\_\_

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



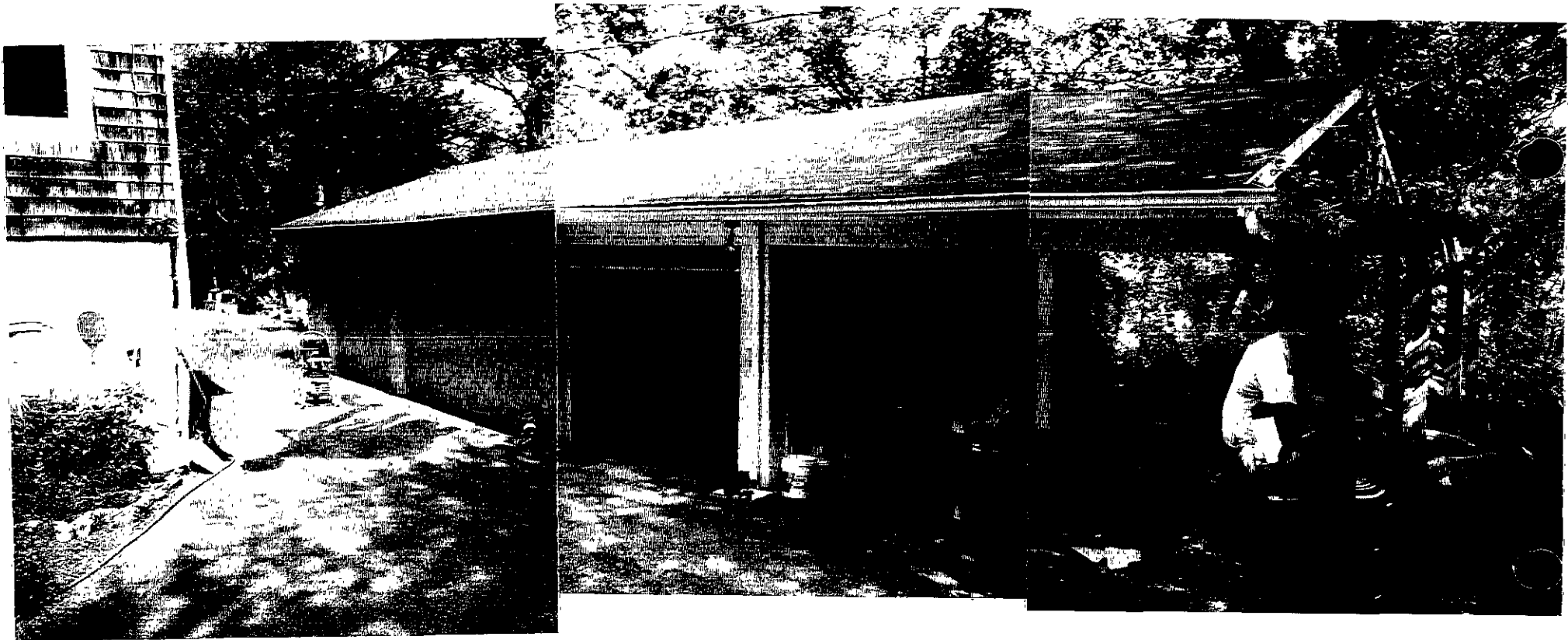
#549



BARN RECONSTRUCTION  
KLEIN/SANDLER RESIDENCE

1724 HILLSIDE ROAD  
STEVENSON, MARYLAND 21153

☐☐ PENZA ASSOCIATES, ARCHITECTS INC.  
☐☐ 401 WOODBOURNE AVE. • BALTIMORE • MD • 21212



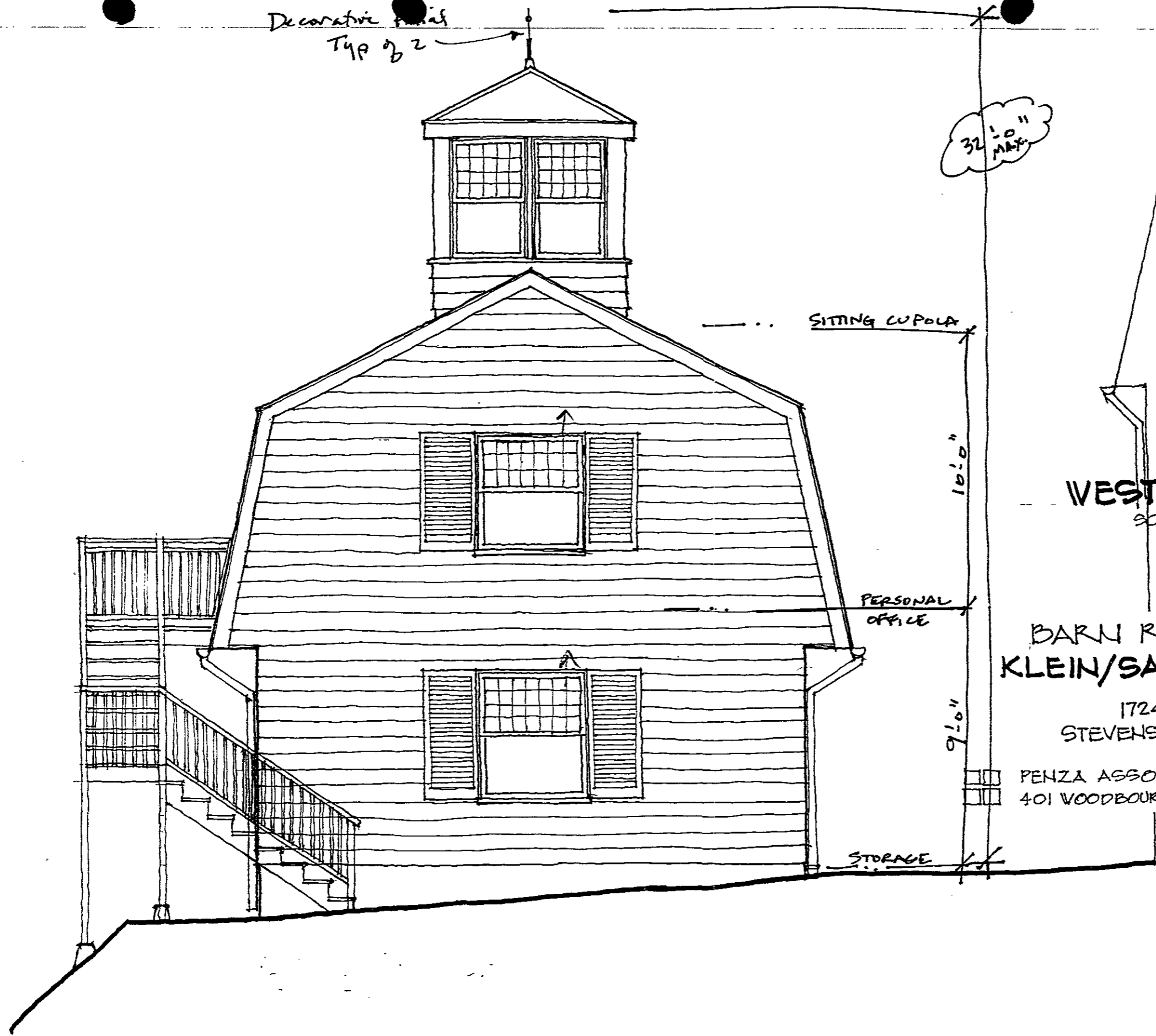
BARN RECONSTRUCTION  
KLEIN/SANDLER RESIDENCE

1724 HILLSIDE ROAD  
STEVENSON, MARYLAND 21153

PENZA ASSOCIATES ARCHITECTS INC.  
 401 WOODBOURNE AVE. • BALTIMORE • MD • 21212

#549

Decorative finial  
Type 2



32'-0" MAX.

SITTING CUPOLA

16'-0"

PERSONAL OFFICE

9'-0"

STORAGE

# WEST ELEVATION

SCALE: 1/4" = 1'-0"

## BARN RECONSTRUCTION KLEIN/SANDLER RESIDENCE

1724 HILLSIDE ROAD  
STEVENSON, MARYLAND 21153

PENZA ASSOCIATES ARCHITECTS INC.  
401 WOODBOURNE AVE. • BALTIMORE • MD • 21212

R.C. 2

GREEN SPRING VALLEY  
N.R.H.D

R.C. 2

STEVENSON

BL

BL

BL-CR

R.C. 2

1724  
HILLSIDE  
ROAD

CHURCH

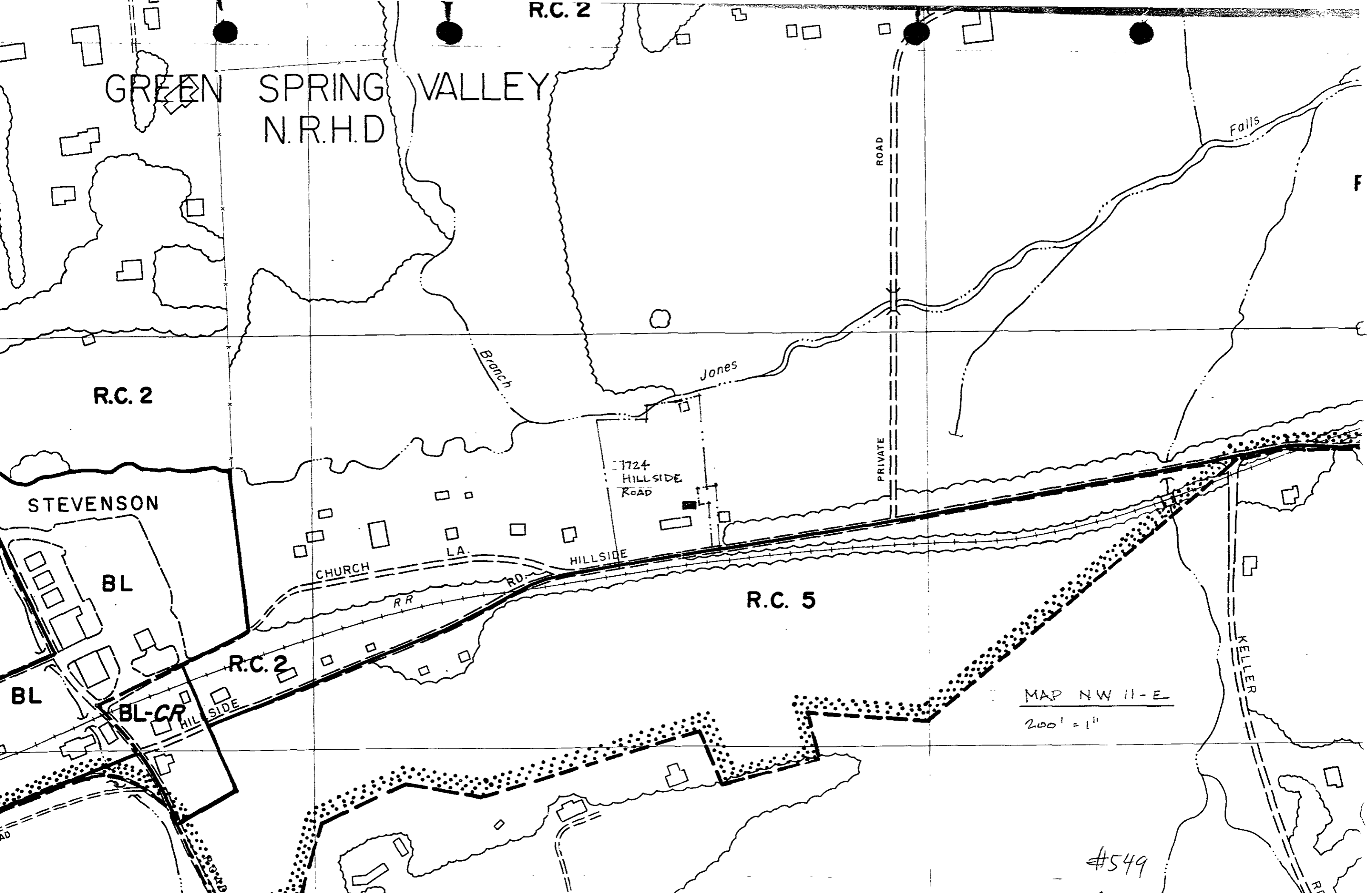
LA.

HILLSIDE

R.C. 5

MAP NW 11-E  
200' = 1"

#549







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

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

5/9

|  |           |              |
|--|-----------|--------------|
| SCALE  | LOCATION  | SHEET        |
| 1" = 200' ±                                  | STEVENSON | N.W.<br>11-E |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |           |              |

MICROFILM

|             |                         |
|-------------|-------------------------|
| DATE        | 6/14/00                 |
| PROJECT     | ADMINISTRATIVE VARIANCE |
| PREPARED BY |                         |
| CHECKED BY  |                         |
| APPROVED BY |                         |

17

**KLEIN / SANDLER RESIDENCE**  
 BARN RECONSTRUCTION  
 1724 HILLSIDE ROAD  
 STEVENSON, MARYLAND 21153

PREPARED BY  
 LIT  
 PENZA ASSOCIATES ARCHITECTS, INC.  
 401 WOODBURN AVENUE  
 BALTIMORE, MARYLAND 21212  
 (410) 435-6677 FAX (410) 435-6688  
 URL: WWW.PENZA.COM Email: penza@penza.com

**ZONING VARIANCE PLAT PLAN**

**LOCATION INFORMATION**  
 PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS  
 1724 HILLSIDE ROAD  
 STEVENSON, MARYLAND  
 21153

OWNER(S)  
 MR. SKIP KLEIN  
 MS. JUDY SANDLER

ZONING MAP (1"=200' SCALE)  
 NW 11-E

ZONING  
 R.C. 2

LAND RECORDS  
 RECORDED AMONG LAND RECORDS  
 OF BALTIMORE COUNTY, MARYLAND  
 IN LIBER NO. FOLIO

PROPERTY SIZE  
 2 1/2 ACRES (81,120 S.F. ±)

COUNCILMAN DISTRICT  
 DISTRICT # 3

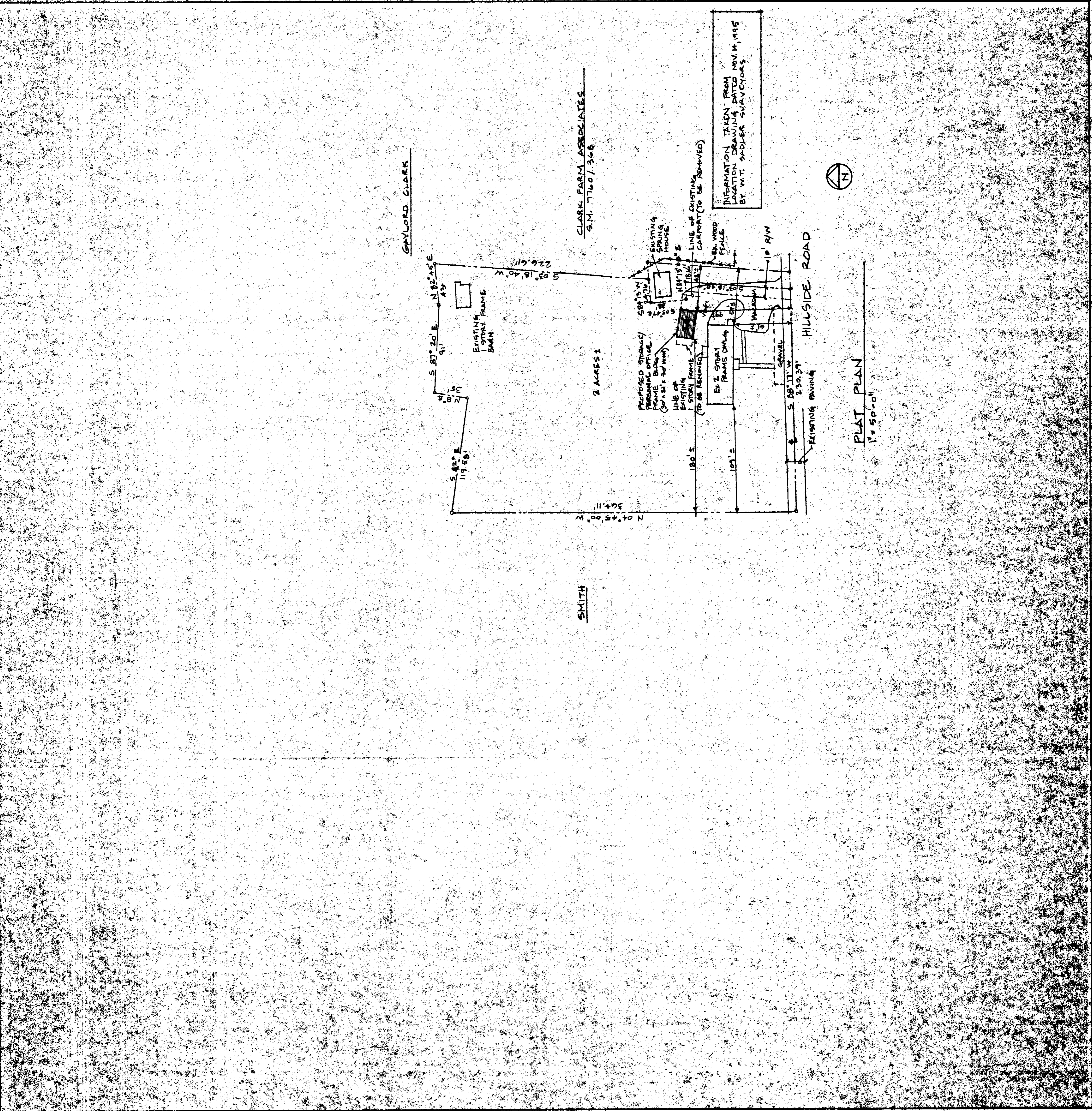
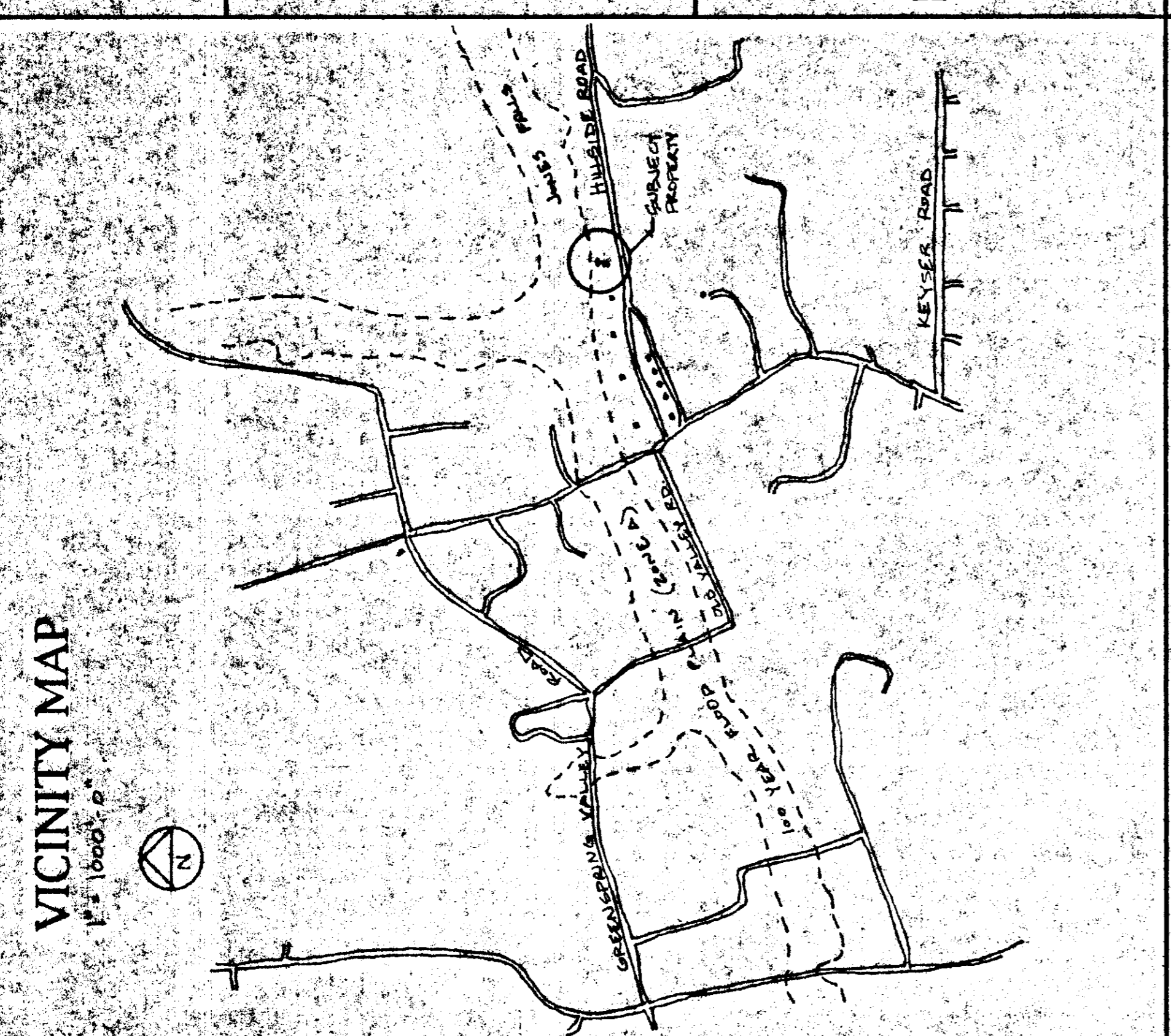
ELECTION DISTRICT  
 DISTRICT # 3

WATER & SEWER  
 PRIVATE

CHESAPEAKE BAY  
 NOT APPLICABLE

CRITICAL AREA  
 NONE

PRIOR ZONING HEARINGS  
 NONE



Plot # 7  
 6/14/00