

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S Chatterton Road, 170' NE
centerline of Greenpoint Road
8th Election District
3rd Councilmanic District
(509 Chatterton Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-045-A

Ann and Gordon Filbey
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, Ann and Gordon Filbey. The variance request is for property located at 509 Chatterton Road, in the Timonium area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 23 ft. in lieu of the required 30 ft. for a sunroom. 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.

ORDER RECEIVED FOR FILING

Date

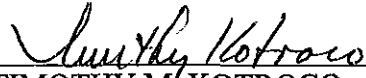
By

9/4/01
J.P. Johnson

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 4th day of September, 2001, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations, to permit a rear yard setback of 23 ft. in lieu of the required 30 ft. for a sunroom, 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, Petitioner 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

ORDER RECORDED FOR FILE
DATE 9/14/01
BY J.P. Gmerson



Baltimore County
Zoning Commissioner

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

September 4, 2001

Mr. & Mrs. Gordon Filbey
509 Chatterton Road
Timonium, Maryland 21093

Re: Petition for Administrative Variance
Case No. 02-045-A
Property: 509 Chatterton Road

Dear Mr. & Mrs. Filbey:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Southside Builders, Inc.
86 John Street, Unit B
Westminster, MD 21157

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 509 Chatterton Road
which is presently zoned D.R. 16

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) 1B02.3.C.1; BC2R, To Permit

a rear yard setback of 23 ft. in lieu of the required 30ft.
for a sunroom.

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):

Gordon Filbey
Name - Type or Print _____

Signature _____

Ann Filbey
Name - Type or Print _____

Signature _____

509 Chatterton Rd. 410-561-4428
Address Telephone No

Timonium MD 21093
City State Zip Code

Representative to be Contacted:

Southside Builders, Inc.
Name _____

86 John Street, Unit B 410-857-7829
Address Telephone No

Westminster, MD 21157
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. 02-045-A

Reviewed By JCM Date 7-25-01

Estimated Posting Date 8-5-01

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 509 Chatterton Road
Address
Timonium, MD 21093
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):

See Attached

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.

x Gordon L. Filbey
Signature
Gordon Filbey
Name - Type or Print

x Ann D. Filbey
Signature
Ann Filbey
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gordon L. Filbey, Ann Filbey
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

27 June 2001
Date

[Signature]
Notary Public

My Commission Expires 14 Feb 2005

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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

509 Chatterton Road
Address
Timonium, MD
City State 21093
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):

See Attached

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x Gordon L. Filbey
Signature
Gordon Filbey
Name - Type or Print

x Ann D. Filbey
Signature
Ann Filbey
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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Gordon L. Filbey, Ann Filbey
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AS WITNESS my hand and Notarial Seal

27 June 2001
Date

[Signature]
Notary Public

My Commission Expires 14 Feb 2005



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 509 Chatterton Road
which is presently zoned D.R.16

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; BCZR, TO PERMIT
A REAR YARD SETBACK of 23ft. IN LIEU OF THE REQUIRED 30ft. for a SUNROOM.

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):

Gordon Filbey
Name - Type or Print _____
Gordon L. Filbey
Signature _____
Ann Filbey
Name - Type or Print _____
Ann D. Filbey
Signature _____

509 Chatterton Rd. 410-561-4428
Address Telephone No.
Timonium MD 21093
City State Zip Code

Representative to be Contacted:

Southside Builders, Inc.
Name _____
86 John Street, Unit B 410-857-7829
Address Telephone No.
Westminster, MD 21157
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. 02-045-A

REV 9/15/98

Reviewed By JCM Date 7-25-01
Estimated Posting Date 8-5-01

Filbey Residence:

"Undue Hardship"

- (i) As shown on the attached photos, the Upscale community of Mays Chapel is a town home community. Each home has a detached garage in the front of the dwelling. For this reason, as well as their shared wall layouts of town home communities, the only possible location to add a Sunroom is on the rear of the property. The layout does not allow reasonable use to any other location. The Filbey's purchased the property with full expectations on adding a Sunroom Addition, to gain the required space for their growing family. Architecturally, this is the only side of their home to add a Sunroom Addition, to serve the family needs. Aesthetically, it is the best location for the Addition without any adverse effects.
 - (ii) This is unusual from other homes in the community, as corner lots would have provided another side on which to build. Garage-less town homes would have also allowed for a front of home addition.
 - (iii) This hardship was not the result of the applicant's own action.
- Note:** When Mr. & Mrs. Filbey purchased this home, they fully intended to enclose the side deck in the future, providing more living space. We respectfully request the permission from the Hearing Officer, to add a Four Seasons Sunroom Deck Enclosure to their existing deck, which will not adversely effect traffic, block others views, nor endanger public safety or welfare. We feel whole-heartedly, that the spirit of the ordinance will still be observed, as granting this relief would be based on the limited possible areas on which the homeowners could improve. Relief would also allow the Filbey's to make reasonable additions to their home, keeping their improvement in line with the neighboring properties. Additionally, the neighboring homeowners have given their blessing to the Filbey Sunroom Addition, evidenced by the enclosed letters.

045

**ZONING DESCRIPTION FOR
509 Chatterton Road, Timonium, MD 21093**

Beginning at a point on the Southeast side of Chatterton Road which is 30' wide at the distance of 170' North/Northeast of the centerline of the nearest improved intersecting street Greenpoint Road which is 30' wide. Being Lot #2, Block --, Section #9 in the subdivision of Mays Chapel Village as recorded in Baltimore County Plat Book #1, Folio #7, containing 4,912 square feet. Also known as 509 Chatterton Road and located in the 8th Election District.

Typical metes and bounds: N.21 08' 30"E., 68 51' 30"W. to the place of beginning.

045

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

4069

PAID RECEIPT

DATE 7/25/01 ACCOUNT 01-06-6150

AMOUNT

\$ 50.00

RECEIVED
FROM:

G. F. LEBEY — SON

FOR:

AD. CAR -

CHARTERTON RD.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAYMENT ACTUAL TIME
7/25/2001 7/25/2001 11:09:51
W504 CASHIER DOOL DMD DRAWER 2
RECEIPT # 149081 OFLN
t 5 528 ZONING VERIFICATION
NO. 004069

Recpt Tot 50.00
100.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: **02-045-A**

Petitioner/Developer: **Gordon Filbey**

Date of Closing: **8/20/01**

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

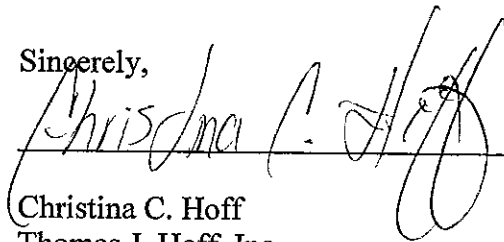
Attention: Ms. Gwendolyn Stephens

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 **509 Chatterton Rd.**

The sign(s) were posted on **8/03/01.**

Sincerely,



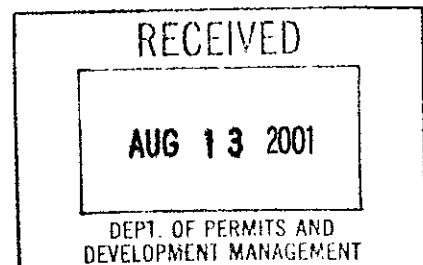
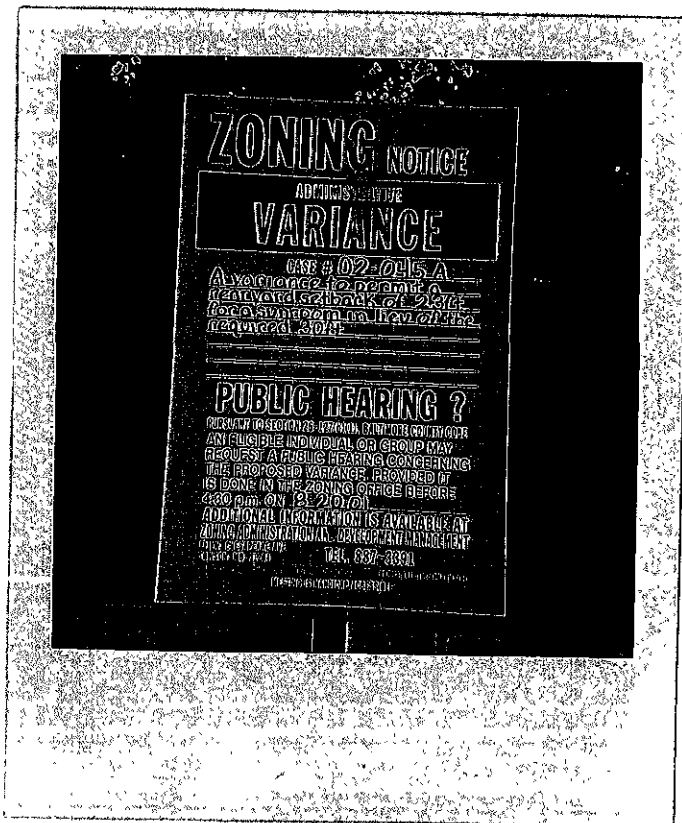
Christina C. Hoff

Thomas J. Hoff, Inc.

406 West Pennsylvania Avenue

Towson, MD. 21204

410-296-3668



DEPARTMENT 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.

For Newspaper Advertising:

Item Number or Case Number: 045

Petitioner: Gordon & Ann Filbey

Address or Location: 509 Chatterton Rd., Timonium, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gordon & Ann Filbey

Address: 509 Chatterton Rd., Timonium, MD 21093

Telephone Number: 410-561-4428

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 045 -A Address 509 CHATTEERTON RD.

Contact Person: J. Mennig Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7.25.01 Posting Date: 8.5.01 Closing Date: 8.20.01

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

1. **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.
2. **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.
3. **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.
4. **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 02- 045 -A Address 509 CHATTEERTON RD.

Petitioner's Name GORDON FILBEY Telephone 410-561-4428

Posting Date: 8.5.01 Closing Date: 8.20.01

Wording for Sign: A VARIANCE
To Permit A REAR YARD SETBACK OF 23ft.
FOR A SUNROOM IN LIEU OF THE REQUIRED
30ft.



Baltimore County
Department of Permits and
Development Management

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

August 21, 2001

Ann & Gordon Filbey
509 Chatterton Road
Timonium MD 21093

Dear Mr. & Mrs. Filbey:

RE: Case Number: 02-045-A,

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 25, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

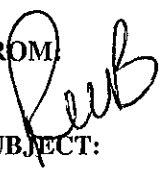
C: Southside Builders Inc, 86 John Street, Unit B, Westminster 21157
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: September 11, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2001
Item Nos. 036, 039, 040, 041, 044, 045,
048, 049, 050, 051, 053, 054, and 055

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

~~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

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:

036, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050,
051, 052, 053, 054, AND 055

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

cc: File



AV
8/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 21, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-039, 02-045, 02-050, & 02-051

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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:

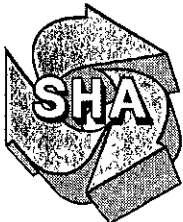
Mark A. Cunningham

AUG 21

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.24.01

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

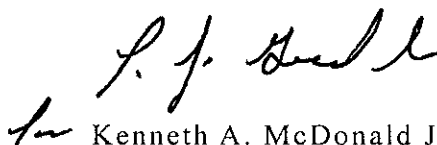
RE: Baltimore County
Item No. 045 JCM

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,


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

JULY 2, 2001

DEAR KIM,

ENCLOSED ARE COPIES OF ADJOINING
NEIGHBOR'S PERMISSION LETTERS AND THE
APPROVAL LETTER FROM THE KILLALA COURT
COMMUNITY ASSOCIATION, FOR OUR SUNROOM.
WE HOPE THESE ARE HELPFUL.

SINCERELY,
Jordan L. Filly

045

May 8, 2001

Mr. & Mrs. Gordon Filbey
509 Chatterton Road
Timonium, MD 21093

Re: Request for Sunroom Addition

Dear Mr. & Mrs. Filbey,

The Board of Directors have agreed to your request for a sunroom addition per the attached information you have requested. As I made note of on the newsletter that I delivered and information from Wit Kosicki passed on to you, we were waiting for information from the Kolkers that as an adjacent neighbor they had no objection to the addition (Marge Oakey's letter had been received earlier). The letter from the Kolkers was received last Saturday and I phoned you that evening.

I thought that you should have written conformation of the approval for your files, and for ours as well.

Very truly yours,



Don Yates
President

Encl: (4)

CC: **Board of Directors**
Ken Garrett
Wit Kosicki
Mary Claire Toohey
Marge Oakey

045

To Whom It May Concern:

I/We, Margaret J. Oakley, are aware that Mr. & Mrs. Gordon Filbey that reside at 509 Chatterton Road, Timonium, MD propose to build a sunroom on the the rear of your home on the existing deck. We have no objections to this project being approved and would like for you to know that we are in support of this project.

Name Margaret J. Oakley
Address 509 Chatterton Rd
City Tim. State Md Zip Code 21093
Phone 410 560-6152

045

To Whom It May Concern:

I/We Roger & Suzanne Kalkes, are aware that Mr. & Mrs. Gordon Filbey that reside at 509 Chatterton Road, Timonium, MD propose to build a sunroom on the rear of your home on the existing deck. We have no objections to this project being approved and would like for you to know that we are in support of this project.

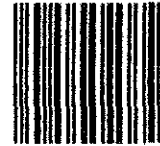
Name Mr. & Mrs. Roger R. Kalkes
Address P.O. Box 4776 (11 Chatterton Rd)
City Timonium State MD Zip Code 21094
Phone 410-252-7671

045

KILLARA CT.
HOMEOWNERS ASSOC
% 8 KILLARA CT.
TIMONIUM, MD. 21093



0000



21093

U.S. POSTAGE
PAID
LUTHERVILLE, TIM.M.
21093
APR 25, 01
AMOUNT

\$0.34

00063680-08

MR & MRS ROGER KOLKEN
511 CHATTERTON RD
TIMONIUM, MD. 21093

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 509 Chatterbox Rd.

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

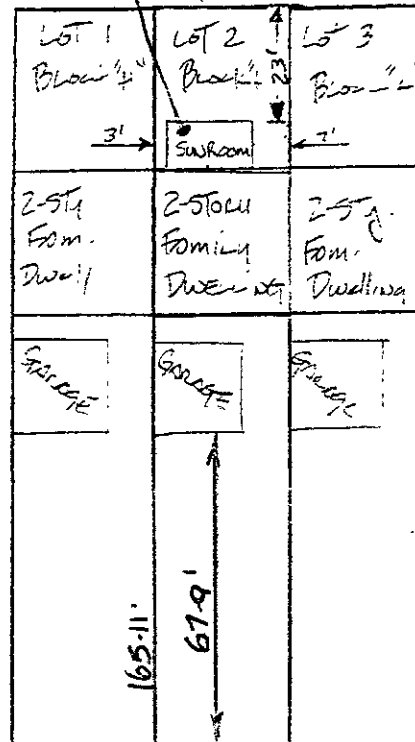
Subdivision name: May's Chapel Village

plat book # 1, folio # 7, lot # 2, section # 9

OWNER: Gordon & Ann Filbey

PLAT BOOK 51

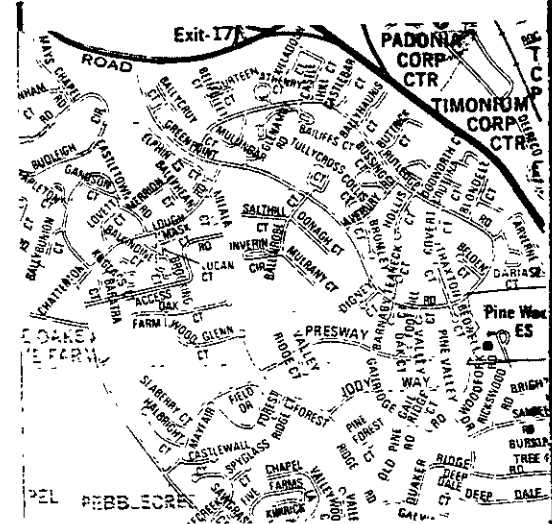
FOUR SEASONS
PRE-ENGINEERED
SUNROOM
10'-6 7/8" x 19'-3 3/4"



NORTH

CHATTERBOX RD 29.75' 29.75' 29.75'

Scale of Drawing: 1" = 3' / 128" = 1/4" = 32"



LOCATION INFORMATION

Election District: 08
Councilmanic District: 3RD
1"=200 scale map #: NW14B
Zoning: D.R. 16 + DR 5.5
Lot size: 4912 square feet
acreage

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

SCM | 0457

Det. Ex #1

D.R. 3.5

W 10,500

AREA

UNDER

CONSTRUCTION

D.R. 16

RD.

(K) LALA

CT.

RUTLEDGE

RD.

GREENPOINT

MULLINGAR

CT.

D.R. 16

GLENAMOY RD.

W 9,000

(SHEET NW-15-8)

SITE
(CORRECTED)
D.R. 5.5

0 x 5

RD.

SALTHILL

CT.

DONAGH

CT.

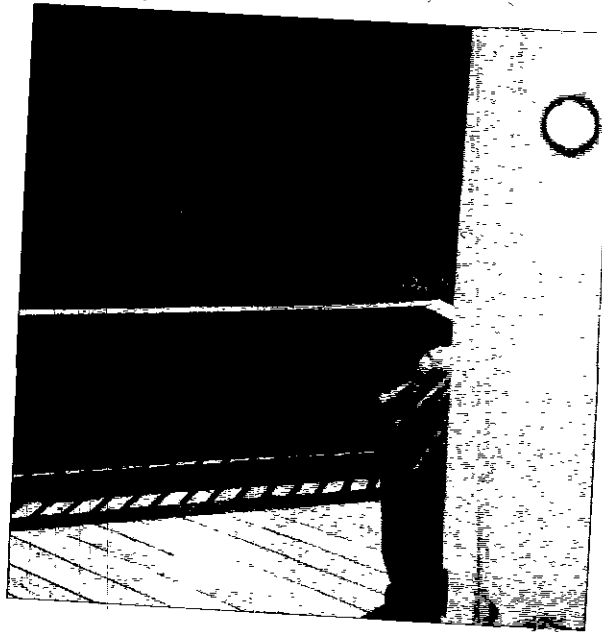
TULLYCE

NW 14B

MAYS

INVERIN

1/100
SCALE



045



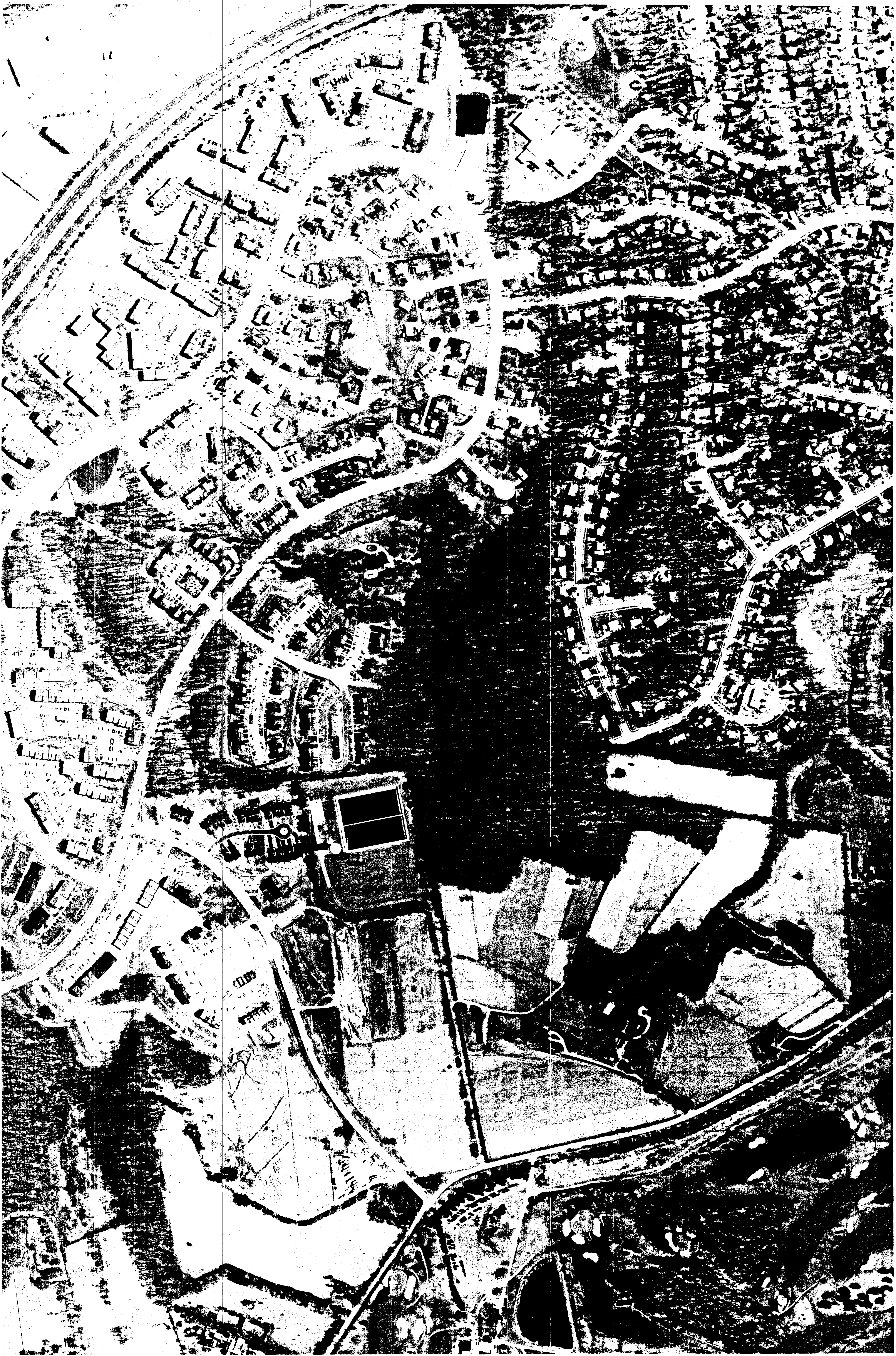
Location of proposed
Sanroom addition

045



Location of Proposed
Sunroom Addition

045



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±		LOCATION TIMONIUM	SHEET N.W. 14-B
DATE OF PHOTOGRAPHY JANUARY 1986			