

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Park Drive, 472' +/- S		
centerline of Magruder Avenue	*	DEPUTY ZONING COMMISSIONER
1st Election District		
13th Councilmanic District	*	OF BALTIMORE COUNTY
(113 Park Drive)		
	*	CASE NO. 02-115-A
Ann L. and Walter J. Steffens, Sr.		
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 L. and Walter J. Steffens, Sr. The variance request is for property located at 113 Park Drive, in the Catonsville 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 allow a sum of side yard setbacks of 38.5 ft. (for a proposed addition) in lieu of the minimum required 40 ft. 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.

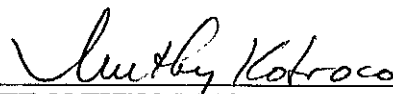
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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.

10/18/01
 By *[Signature]*

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 18th day of October, 2001, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a sum of side yard setbacks of 38.5 ft. (for a proposed addition) in lieu of the minimum required 40 ft., 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
10/18/01
H. J. Jenson



Baltimore County
Zoning Commissioner

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

October 18, 2001

Mr. & Mrs. Walter J. Steffens, Sr.
113 Park Drive
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 02-115-A
Property: 113 Park Drive

Dear Mr. & Mrs. Steffens:

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, 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 113 Park Dr.

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 allow a 5' x 4' sideyard setbacks of 38.5 ft. (for a proposed addition) in lieu of the minimum required 40 ft.

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

Attorney For Petitioner:

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

Representative to be Contacted:

Company

Name

Address

Telephone No.

Address

Telephone No.

City

State

Zip Code

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 10/18/01 day of October 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. 02-115-A

Reviewed By [Signature]

Date 9-17-01

Estimated Posting Date 9-30-01

REV 9/15/98

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

113 Park Drive
Address
Catonville 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 petitioning the court for a variance to allow the addition of a first floor bathroom at the above address. Due to severe arthritis and circulatory problems my husband, Walter, has difficulty walking up and down the steps. In order to comply with ADA approval we need an addition of 6ft x 11ft extension. The set-back requirement for our property is 40 feet. With our addition we will have 38.7 feet = 1.3 feet over that requirement. I have conferred with neighbors and they have agreed to sign a petition of no objection to the referred to addition. Since we are senior citizens we hope to stay in our home at least 10 more years.

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.

Walter J. Steffens
Signature
WALTER J STEFFENS
Name - Type or Print

Ann L. Steffens
Signature
ANN L. STEFFENS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of Sept, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

WALTER J. STEFFENS & ANN L. STEFFENS
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

9/17/01
Date

Franklin Blatt NOTARY
FRANKLIN BLATT

Notary Public

My Commission Expires

11/1/03

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 113 Park Drive
Address
Catonville 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 petitioning the court for a variance to allow the addition of a first floor bathroom at the above address. Due to severe arthritis and circulatory problems my husband, Walter, has difficulty walking up and down the steps. In order to comply with ADA approval we need an addition of 6ft x 11ft extension. The set-back requirement for our property is 40 feet. With our addition we will have 38.7 feet = 1.3 feet over that requirement. I have conferred with neighbors and they have agreed to sign a petition of no objection to the referred to addition. Since we are senior citizens we hope to stay in our home at least 10 more years.

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.

Walter J. Steffens
Signature
WALTER J. STEFFENS
Name - Type or Print

Ann L. Steffens
Signature
ANN L. STEFFENS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of Sept, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

WALTER J. STEFFENS & ANN L. STEFFENS
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

9/17/01
Date

Franklin Blatt
NOTARY
FRANKLIN BLATT
Notary Public
My Commission Expires 11/1/03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 113 PARK Drive
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) 1802.3.2.1 To allow a sum of side yard Setbacks of 38.5 ft. (for a proposed addition) in lieu of the minimum required 50 ft.

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

City

State

Zip Code

Name - Type or Print

Signature

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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 posted.

Zoning Commissioner of Baltimore County

CASE NO. 02-115-A

Reviewed By [Signature] Date 9-17-01

Estimated Posting Date 9-30-01

REV 9/15/98

Zoning Description

Zoning Description For 113 Park Drive

Beginning at a point on the east side of
113 Park Drive which is 40 Feet
wide at the distance of 472.23 FT south of the
centerline of the nearest improved intersecting
street Magruder Ave which is 40 feet
wide. * Being lot # 7 Block Section E
in the subdivision of Summit Park as
recorded in Balt. County Plat Book # 8
Folio # 75 containing 11940 sq. Feet. Also
Known as 113 Park Drive and located
in the 1ST Election District, 13th
Councilmanic District.

115

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 5794
02-11577

DATE 9-17-01 ACCOUNT Z-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mrs Anna Stephens

FOR: Residential Variance filing fee
@ 113 Park Dr. (21228)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 02-115-A

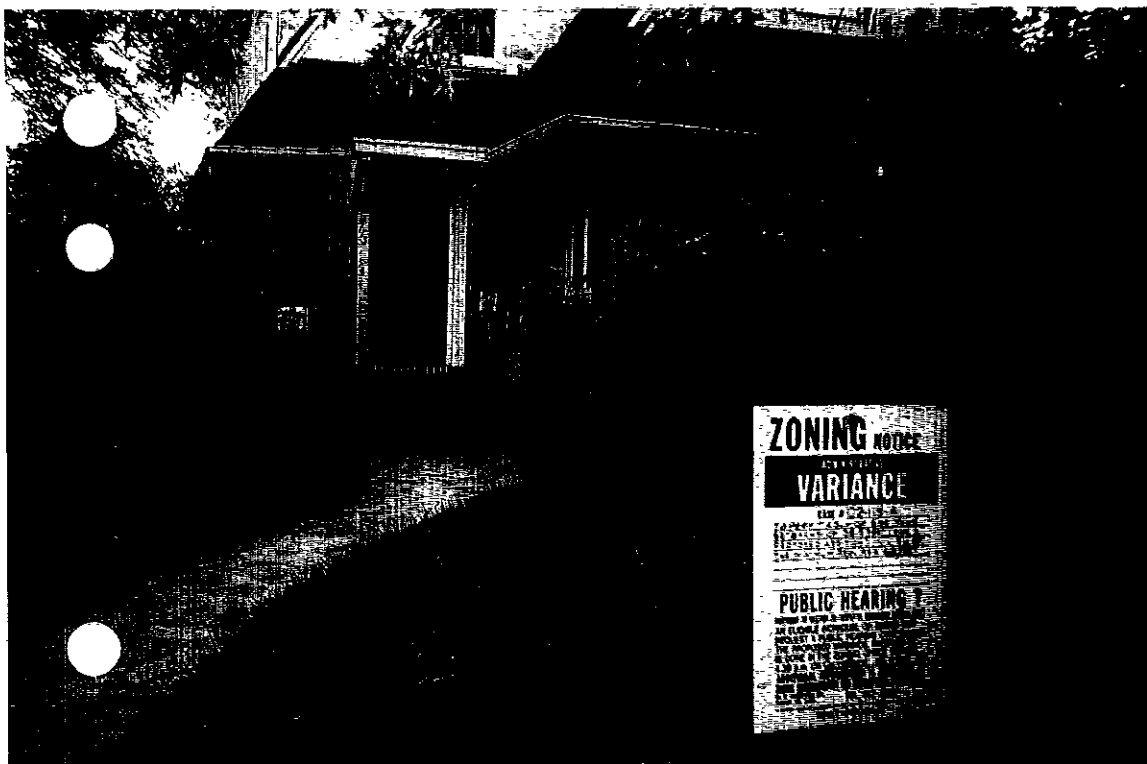
TO PERMIT A SUM OF SIDE YARD
SETBACKS OF 38.5 FEET (FOR A
PROPOSED ADDITION) IN LIEU OF
THE MINIMUM REQUIRED 40 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON OCTOBER 16, 2001

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
311 N. GREENPARK AVE.
TOWSON, MD 21204
TEL: 887-3391

MEETING IS PUBLIC AND OPEN TO ALL



CERTIFICATE OF POSTING

RE: Case No.: 02-115-A

Petitioner/Developer: _____

MR. & MRS. WALTER J. STEFFENS

Date of Hearing/Closing: OCT. 15, 2001

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

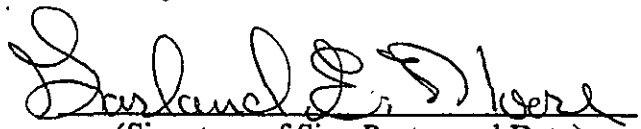
Attention: Ms. Gwendolyn Stephens

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 #113 PARK DRIVE,

The sign(s) were posted on SEPT. 26, 2001
(Month, Day, Year)

Sincerely,


(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(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/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: 02-115-A
Petitioner: Mr. + Mrs. Walter Stephens SR.
Address or Location: 113 Park DR. Balto, Md. 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: same
Address: _____

Telephone Number: (410) 788-8228

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 115 -A Address 113 Park DR.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-17-01 Posting Date: 9-30-01 Closing Date: 10-15-01

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

- 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 02- 115 -A Address 113 Park DR.
Petitioner's Name Mrs. Walter J. Stebens Telephone (410) 788-8778
Posting Date: 9-30-01 Closing Date: 10-15-01

Wording for Sign: To Permit a sum of side yard setbacks of 38.5' (for a proposed addition) in lieu of the minimum required 40ft



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

October 15, 2001

Ann L & Walter J Steffens
113 Park Drive
Catonsville MD 21228

Dear Mr. & Mrs. Steffens:

RE: Case Number: 02-115-A, 113 Park Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 17, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



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, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 16, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2001
Item Nos. 082, 101, 104, 105, 107,
108, 110, 111, 112, 113, 114, 115,
116, 117, and 118

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

October 15, 2001

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 October 1, 2001

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:

082, 102, 103, 104, 105, 106, 107, 109, 110, 111,
112, 113, 114, 115, 116, 117, and 118

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

cc: File

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



PNV
10/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 10, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-111, 02-115, & 02-116

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

Section Chief: Jeffrey W. Long

AFK/JL:MAC

- 10



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.5.01

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

RE: Baltimore County
Item No. 115 JJS

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

Please follow instructions on back of form.

Application for Maryland Parking Permit/License Plates for Individuals with a Disability

A.

Drivers License Number 5-215-100007-5 Expires 6-28-83
Applicant's Name WALTER DON STEPHENS
Street Address 13 PARK DR
City MD State MD Zip Code 21201
Telephone Number 202-871-1818 Date of Birth 6-1-21
Applicant's Signature [Signature]

C.

Name of Owner or Transporter
Owners Drivers License Number _____ Date of Birth _____
Year _____ Make _____ Vehicle Identification Number _____
Insurance Company _____
Signature of Owner _____

Applicant's copy must be in the possession of the person using the permit and/or plates issued. Do not separate this application. Use of an issued permit or plates by anyone other than the disabled individual is illegal.

B.

(Physicians Certification) I certify: Name of Applicant _____
Disability Code (See back of form) 2 Physician Printed Name _____
Signature [Signature] Date 6/19/82
Office Address _____ Phone Number _____
City _____ State _____ Zip Code _____
Medical License Number MD 224128 State Issued _____ Exp. Date _____

Name of Co-owner _____
Co-owners Drivers License Number _____
MD Tag Number _____ Title Number _____
Policy Number _____
Signature of Co-owner _____

Applicant's copy must be in the possession of the person using the permit and/or plates issued. Do not separate this application. Use of an issued permit or plates by anyone other than the disabled individual is illegal.

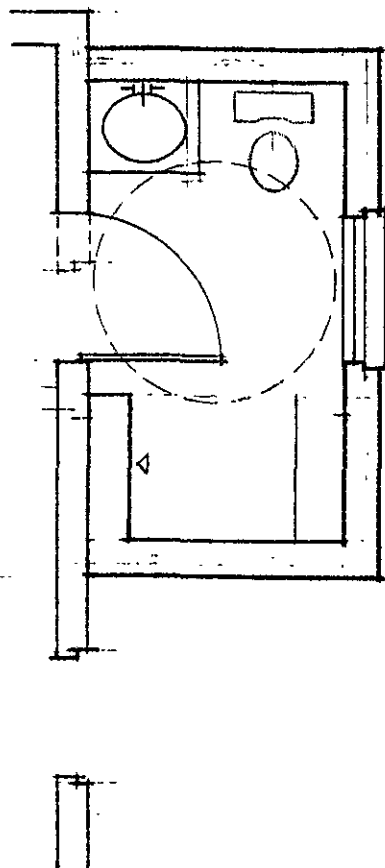


☒ **Permit - No Charge**
☒ **License Plates - \$10.00**

☐ **Temporary Permit - No Charge**

#115
Keep in
zc's file

6'-5"



11'-0"

#1135
Keep in
2015
File

#115

Keep in
20's
file

To Whom It May Concern:

The following neighbors of Walter and Ann Steffens have read the statement below regarding a Petition for Administrative Variance for the property known as 113 Park Drive, Catonsville, Maryland and have no objection to the requested variance as specified.

"We are petitioning the court for a variance to allow the addition of a first floor bathroom at the above address. Due to severe arthritis and circulatory problems my husband, Walter, has difficulty walking up and down the steps. In order to comply with ADA approval we need an addition of 6ft x 11ft extension. The set-back requirement for our property is 40 feet. With our addition we will have 38.7 feet = 1.3 feet over that requirement. I have conferred with neighbors and they have agreed to sign a petition of no objection to the referred to addition. Since we are senior citizens we hope to stay in our home at least 10 more years."

CHARLES W. KAUTZ
name

MICHAEL KAUTSON
name

Charles W. Kautz
signature

Michael Kautson
signature

111 PARK DR. 21228
address

115 PARK DR. 21228
address

MARY A. KAUTZ
name

Michelle Kautson
name

Mary A. Kautz
signature

Michelle Kautson
signature

111 Park Dr. 21228
address

115 Park Drive
address

#115
Keep in
20's file

To Whom It May Concern:

The following neighbors of Walter and Ann Steffens have read the statement below regarding a Petition for Administrative Variance for the property known as 113 Park Drive, Catonsville, Maryland and have no objection to the requested variance as specified.

"We are petitioning the court for a variance to allow the addition of a first floor bathroom at the above address. Due to severe arthritis and circulatory problems my husband, Walter, has difficulty walking up and down the steps. In order to comply with ADA approval we need an addition of 6ft x 11ft extension. The set-back requirement for our property is 40 feet. With our addition we will have 38.7 feet = 1.3 feet over that requirement. I have conferred with neighbors and they have agreed to sign a petition of no objection to the referred to addition. Since we are senior citizens we hope to stay in our home at least 10 more years."

Kenneth R. Jordan Jr
name

Elizabeth A. Jordan
name

Kenneth R. Jordan Jr
signature

Elizabeth A. Jordan
signature

103 Park Dr. Catonsville, MD
address 21228

103 Park Drive, Catonsville, MD
address 21228

FREDERICK M. HAYNES
JUDITH K. HAYNES
name

Joanne P. Carney
name

Frederick M. Haynes
Judith K. Haynes
signature

Joanne P. Carney
signature

117 South Rolling Road
Catonsville MD 21228
address

109 Park Drive
Catonsville, MD 21228
address

Margaret A. McComas
108 Park Dr.
CATONSVILLE, MD. 21228
Margaret A. McComas

To Whom It May Concern:

The following neighbors of Walter and Ann Steffens have read the statement below regarding a Petition for Administrative Variance for the property known as 113 Park Drive, Catonsville, Maryland and have no objection to the requested variance as specified.

"We are petitioning the court for a variance to allow the addition of a first floor bathroom at the above address. Due to severe arthritis and circulatory problems my husband, Walter, has difficulty walking up and down the steps. In order to comply with ADA approval we need an addition of 6ft x 11ft extension. The set-back requirement for our property is 40 feet. With our addition we will have 38.7 feet = 1.3 feet over that requirement. I have conferred with neighbors and they have agreed to sign a petition of no objection to the referred to addition. Since we are senior citizens we hope to stay in our home at least 10 more years."

#115
Keep in
PC's file

J, PATRICK SKIRVIN
name

Loretha Clark
name

J. Patrick Skirvin
signature

9/16/01

Loretha Clark
signature

9/16/01

110 PARK DR.
address

110 Park Dr. Catonsville
address MD 21228

ALEXIS GATTO
name

Joseph D GATTO
name

Alexis Gatto
signature

Joseph D Gatto
signature

112 Park Drive
address

112 PARK DRIVE
address

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

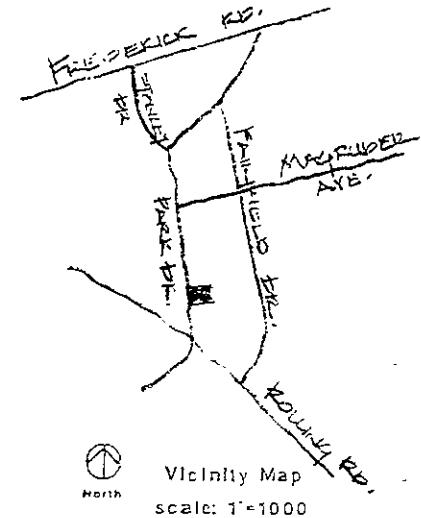
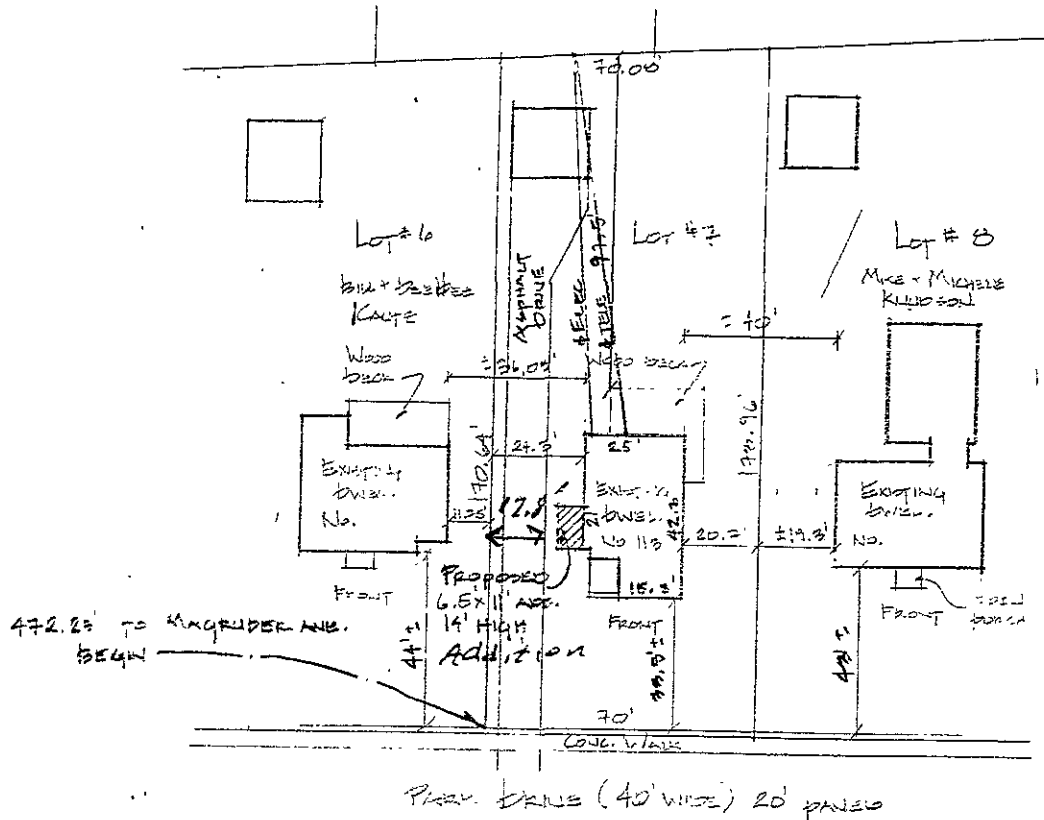
PROPERTY ADDRESS: 113 PARK DRIVE

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

Subdivision name: Summit Park

plat book# B, folio# 75, lot# 7, section# E

OWNER: WALTER AND ANN STEFFENS



LOCATION INFORMATION

Election District: 1 SE

Councilmanic District: 13th

1"=200 scale map#: SW 8F

Zoning: DR2

Lot size: 0.27 acreage 11970 square feet

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

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 115 CASE#:



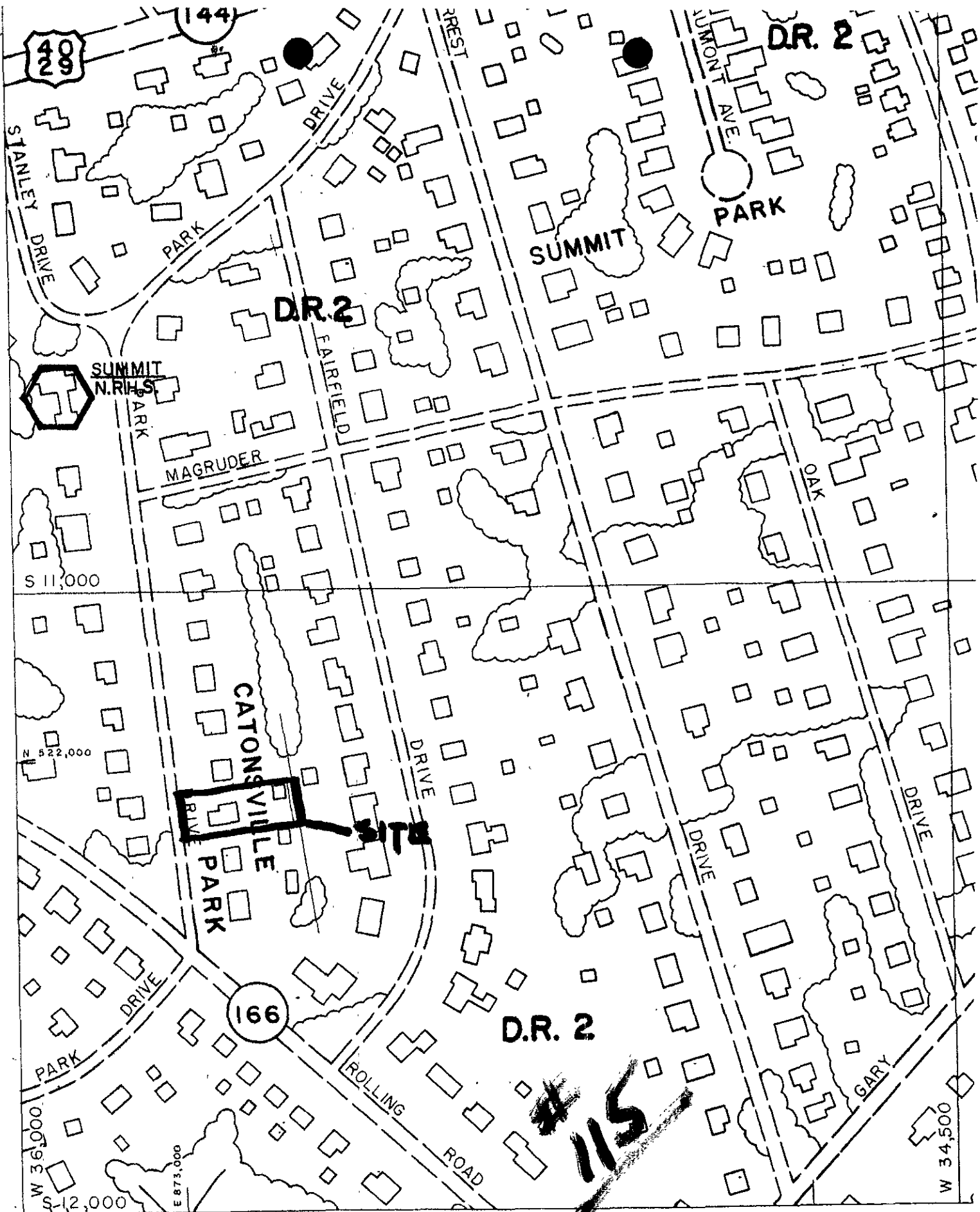
North

date: 9-14-01

prepared by: J.h

Scale of Drawing: 1"= 50'

Det. Ex. #1



H-NE G-NW
H-SE G-SW

SW 3F 1"=200'

2000 COMPREHENSIVE
ADOPTED
THE BALTIMORE COUNTY
OCTOBER 10.

Bills Nos. 87-00, 88-00, 89-00, 90



#115



Proposed
Side Addition

#115



#115

Garage
at #113
Variance Bathroom
for addition



Proposed
Site Addition

#115

Site of Proposed
Bathroom
Addition



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

S.W.

3-F

SCALE

1" = 200'

DATE

OF

PHOTOGRAPHY

JANUARY

1986