



KATHERINE A. KLAUSMEIER
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

August 15, 2025

RE: Spirit and Intent Request
114 Montrose Ave
Zoning Case 2002-276-A
Tax No. 0107470810

Dear: Rebecca Kazor,

Your request to the Baltimore County Zoning Review Office (Zoning Review), regarding the above referenced property was referred to me for reply. Based upon the contents submitted with your letter, the referenced Zoning Order, and a red-lined plan which illustrates the change and addition subject of this request, please be advised of the following.

You request written confirmation that a proposed 1 ½ story dwelling addition is within the Spirit and Intent of the 2002 Zoning Case (case # 2002-276-A). The dwelling addition, as stated within your letter, will comply with the granted 10ft side yard setback in lieu of the required 15ft as detailed in the referenced Zoning Case. Zoning Review will consider the proposed dwelling addition as within the Spirit and Intent of the referenced Zoning Case, as the proposed dwelling addition will maintain the same side yard setback of 10ft and no zoning deficiencies are created with the addition.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property. The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

We trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact us at 410-887-3391.

Sincerely,

Casey Potter

Casey Potter
Planner II, Zoning Review

25-0879 CP

Attn: Zoning Review Office
Department of Permits, Approvals and Inspections
Baltimore County Office Building
111 West Chesapeake Avenue, Rm. 124
Towson, Maryland 21204

RE: Spirit and Intent Letter for 114 Montrose Avenue

I have recently purchased the property at 114 Montrose Avenue. I am requesting a "Spirit and Intent Letter" to determine if the reduced side yard setback of 10 ft. that was approved through variance case number 02-276-A, dated February 6, 2002, would still apply to any addition constructed today. I wish to construct up to a 1 ½ story addition in the area marked in red on the attached plan.

The residents of the adjacent property, 114 Montrose Avenue, have been contacted and support this request (see attached letter).

The \$20.00 fee for the verification process was paid online (see attached receipt).

Property Information:

Address: 114 Montrose Avenue, Catonsville, MD 21228
Tax Account #: 0107470810
Prior zoning case: 02-276-A, approved on February 6, 2002
Use: Residential

I may be contacted at (301) 922-3603/dchristovich18@gmail.com if you should have any questions.

Regards,

Rebecca Kazor *Daniel Christovich*
Rebecca Kazor (owner), Dan Christovich (father/responsible party)

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
W/S Montrose Avenue, 0' N/S *
Idlewilde Avenue * DEPUTY ZONING COMMISSIONER
1st Election District *
1st Councilmanic District * OF BALTIMORE COUNTY
(114 Montrose Avenue) *
* CASE NO. 02-276-A
K. Mark Muller *
Petitioner *

* * * * *

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 owner of the subject property, K. Mark Muller. The variance request is for property located at 114 Montrose Avenue 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 permit an existing single family dwelling with addition to have a side yard setback of 10 ft. in lieu of the/required 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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.

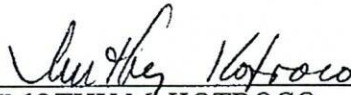
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public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

0833
2/6/02
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 6th day of February, 2002, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single family dwelling with addition to have a side yard setback of 10 ft. in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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

2/6/02
R. J. G. [signature]



Baltimore County
Zoning Commissioner

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

February 6, 2002

Mr. K. Mark Muller
114 Montrose Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 02-276-A
Property: 114 Montrose Avenue

Dear Mr. Muller:

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



Printed with Soybean Ink
on Recycled Paper

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

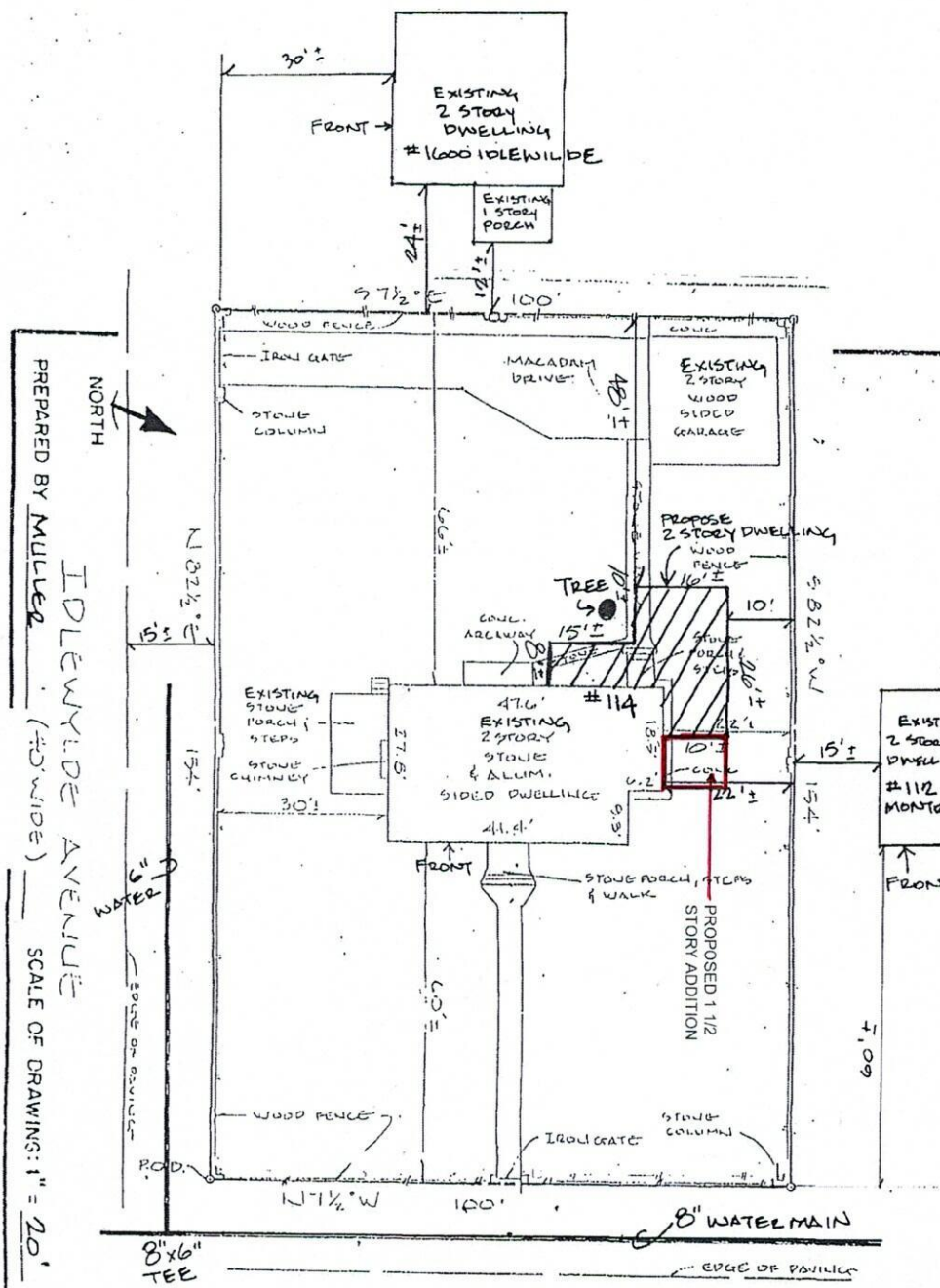
PROPERTY ADDRESS 114 MONTROSE AVE

SUBDIVISION NAME N/A

PLAT BOOK # - FOLIO # - LOT # - SECTION # -

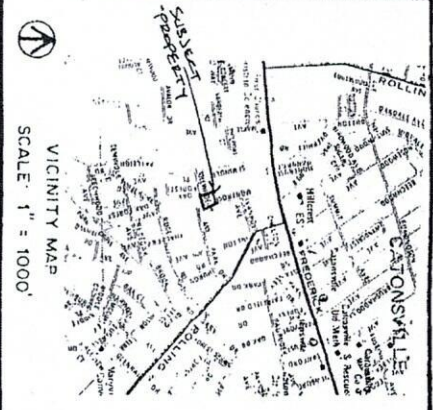
OWNER MARK MULLER

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION
DATE: 12/27/01



PREPARED BY MULLER (#30 WIDE) SCALE OF DRAWING: 1" = 20'

MONTROSE AVENUE
(60' WIDE)



LOCATION INFORMATION ELECTION DISTRICT <u>1</u> COUNCILMANIC DISTRICT <u>1</u> 1" = 200' SCALE MAP # <u>93-SW</u> ZONING <u>D2-2</u> LOT SIZE <u>.354</u> ACRES 15,400 SQUARE FEET	
SEWER ☒ PUBLIC ☐ PRIVATE WATER ☒	YES ☐ NO ☒ CHESAPEAKE BAY CRITICAL AREA 100 YEAR FLOOD PLAIN HISTORIC PROPERTY/ BUILDING PRIOR ZONING HEARING <u>NONE</u>
ZONING OFFICE USE ONLY REVIEWED BY <u>CTM</u> ITEM # <u>276</u> CASE #	

Del. Ex. #1

THIS DOCUMENT IS CERTIFIED TO:

Lakeside
TITLE COMPANY

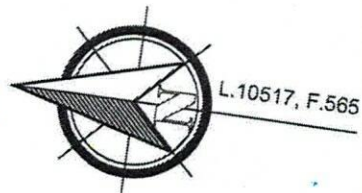
CASE #: *****



LOCATION DRAWING OF:
#114 MONTROSE AVENUE
PARCEL 957 TAX MAP 100
NOW OR FORMERLY PROPERTY OF
K. MARK MULLER
LIBER 10517, FOLIO 565
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30' DATE: 06-06-2025
DRAWN BY: CP/AP FILE #: 254878-639

MONTROSE AVENUE

N 07°30' W 100'



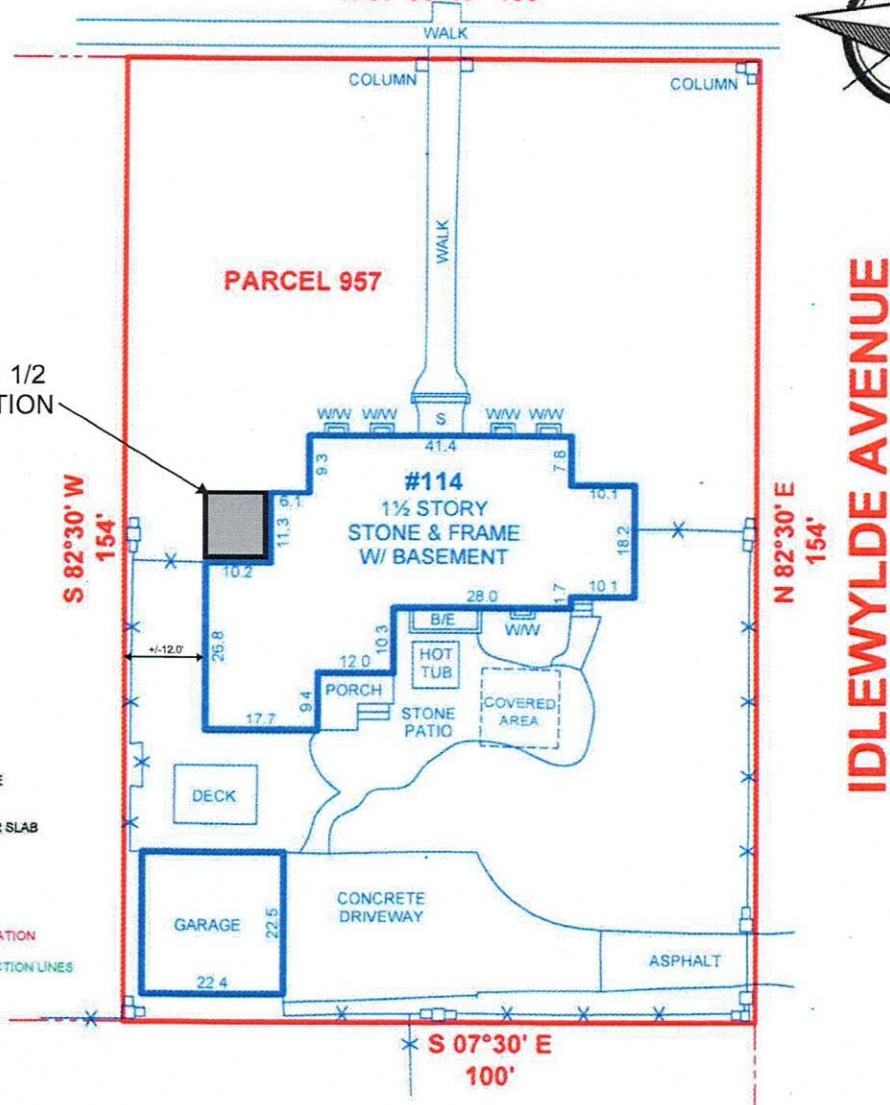
PROPOSED 1 1/2
STORY ADDITION

LEGEND:

— FENCE
B/E - BASEMENT ENTRANCE
B/W - BAY WINDOW
BSMT - BASEMENT
C/S - CONCRETE STOOP OR SLAB
CONC - CONCRETE
D/W - DRIVEWAY
UP - UTILITY POLE
WW - WINDOW WELL

COLOR KEY:

(RED) - RECORD INFORMATION
(BLUE) - IMPROVEMENTS
(GREEN) - ESMTS & RESTRICTION LINES



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 06.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

A Land Surveying Company



DULEY
and
Associates, Inc.



Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz

August 6, 2025

Attn: Zoning Review Office

Department of Permits, Approvals and Inspections

Baltimore County Office Building

111 West Chesapeake Avenue, Rm. 124

Towson, Maryland 21204

RE: Support Letter for 114 Montrose Avenue

Dear Members of the Zoning Review Office,

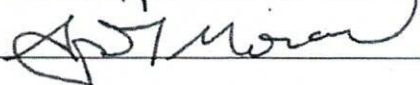
This letter is to confirm that we, the owners of the neighboring property at 112 Montrose Avenue, have been in communication with our neighbors at 114 Montrose Avenue regarding their planned home addition.

We have reviewed the plans and discussed the proposed addition with them. We understand the scope of the project and are in support of their Spirit and Intent Letter request.

Please feel free to contact us if you require any further information.

Sincerely,

[Neighbor's Printed Name] April Moran Daniel Moran

[Neighbor's Signature]  

[Neighbor's Email Address and/or Phone Number] moranad@msn.com

410 961-7440



Rebecca K <rpkazor@gmail.com>

Baltimore County Payment

1 message

noreply@baltimorecountymd.gov <noreply@baltimorecountymd.gov>

Thu, Aug 7, 2025 at 9:17 AM

To: rpkazor@gmail.com

Thank you for submitting your Permit/License payment online. Your Transaction Number is PMT-25-02340.

Type: Zoning Review Fee

Reference: 114 Montrose Avenue

Payment Amt: 20

Please save this email for your reference. This is a system generated email. DO NOT REPLY

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Montrose Avenue, 0' N/S
Idlewilde Avenue
1st Election District
1st Councilmanic District
(114 Montrose Avenue)

K. Mark Muller
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-276-A

* * * * *

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 owner of the subject property, K. Mark Muller. The variance request is for property located at 114 Montrose Avenue 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 permit an existing single family dwelling with addition to have a side yard setback of 10 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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 Petitioner has 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 Petitioner.

02-276-A
2/6/02
By R. J. [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 6th day of February, 2002, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single family dwelling with addition to have a side yard setback of 10 ft. in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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

2/6/02
R. Spence



Baltimore County
Zoning Commissioner

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

February 6, 2002

Mr. K. Mark Muller
114 Montrose Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 02-276-A
Property: 114 Montrose Avenue

Dear Mr. Muller:

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 black ink, 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 114 MONTROSE AVE
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 BCZR

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A SIDE YARD SETBACK OF
10' IN LIEU OF THE REQUIRED 15'

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 02-216-A

Reviewed By LYM Date 12/28/01

REV 10/25/01

Estimated Posting Date 1/6/02

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

114 MONTROSE 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):

Design Challenge for Proposed Dwelling	Design Solution for Proposed Dwelling
1 Maintain the strong architectural features of the existing dwelling as relates to roof lines, roof pitch, veneer materials, and exterior wall layout. Keep the addition from looking like an addition.	Roof line and pitch matches existing dwelling. Veneer materials match existing dwelling. Exterior wall layout continues to follow the existing dwelling wall "zig zag" pattern. End result of design is addition blends very well architecturally with existing dwelling.
2 Maintain the use and functionality of the interior spaces in the existing dwelling and the proposed dwelling.	Locate proposed dwelling on the northwest (rear) corner of the existing dwelling. This location requires the least amount of disruption and demolition to the existing dwelling and works out very well from an interior architectural perspective.
3 Maintain existing, large caliper, mature oak tree near existing rear entry.	Locate proposed dwelling exterior walls around tree.
4 Maintain 15' side yard set back from property line adjacent to 112 Montrose Ave.	Did not achieve this design challenge due to meeting the aforementioned design challenges.

We are requesting an Administrative Variance due the difficulty and hardship that would be created by not being able to maintain the strong architectural exteriors, the use and functionality of interior spaces, and preserving the existing tree.

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.

V. Mark Muller
Signature

Signature

V. MARK MULLER
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of December, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

V. Mark Muller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Veneta Mantha
Notary Public
My Commission Expires 5/10/2005

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 114 MONTROSE 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):

Design Challenge for Proposed Dwelling	Design Solution for Proposed Dwelling
1 Maintain the strong architectural features of the existing dwelling as relates to roof lines, roof pitch, veneer materials, and exterior wall layout. Keep the addition from looking like an addition.	Roof line and pitch matches existing dwelling. Veneer materials match existing dwelling. Exterior wall layout continues to follow the existing dwelling wall "zig zag" pattern. End result of design is addition blends very well architecturally with existing dwelling.
2 Maintain the use and functionality of the interior spaces in the existing dwelling and the proposed dwelling.	Locate proposed dwelling on the northwest (rear) corner of the existing dwelling. This location requires the least amount of disruption and demolition to the existing dwelling and works out very well from an interior architectural perspective.
3 Maintain existing, large caliper, mature oak tree near existing rear entry.	Locate proposed dwelling exterior walls around tree.
4 Maintain 15' side yard set back from property line adjacent to 112 Montrose Ave.	Did not achieve this design challenge due to meeting the aforementioned design challenges.

We are requesting an Administrative Variance due the difficulty and hardship that would be created by not being able to maintain the strong architectural exteriors, the use and functionality of interior spaces, and preserving the existing tree.

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.

V. Mark Muller
Signature

V. MARK MULLER
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of December, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

V. Mark Muller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

V. Mark Muller
Notary Public
My Commission Expires 5/10/2005



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 114 MONTROSE AVE
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 BCZR

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A SIDEYARD SETBACK OF
10' IN LIEU OF THE REQUIRED 15'.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

114 MONTROSE AVE 410.744.8642

Address Telephone No.

CATONSVILLE, MD 21228

City State Zip Code

Representative to be Contacted:

SAME AS ABOVE

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 02/27 day of February, 2001 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. 02-276-A

Reviewed By CTM Date 12/28/01

REV 10/25/01

Estimated Posting Date 1/6/02

ZONING DESCRIPTION FOR 114 MONTROSE AVE.

BEGINNING FOR THE SAME AT THE CORNER FORMED BY THE WEST SIDE OF MONTROSE AVE 60 FEET WIDE, WITH THE NORTH SIDE OF IDLEWYLDE AVENUE 40 FEET WIDE, AS LAID OUT ON THE PLAT OF "OAK FOREST", ALONG SAID MONTROSE AVENUE ' N $7\frac{1}{2}^{\circ}$ W 100' AND THENCE S $82\frac{1}{2}^{\circ}$ W 154' AND THENCE S $7\frac{1}{2}^{\circ}$ E 100' AND THENCE N $82\frac{1}{2}^{\circ}$ 154' TO THE P.O.B.

THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 114 MONTROSE AVE. IS LOCATED IN THE 1 ELECTION DISTRICT AND 1 COUNCILMANIC DISTRICT. LOT SIZE CONTAINS 15,400 SQUARE FEET.

#276

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **02814**

DATE 12/28/01 ACCOUNT 1001 006 6150

AMOUNT \$ 50.00

RECEIVED
FROM: K. MARK MULLER

FOR: VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
12/31/2001 12/28/2001 14:41:27

REF US01 CASHIER JPTC JMR DRAWER

RECEIPT # 077089

Dept 5 528 ZONING VERIFICATION

CR NO. 003314

Prct Tot 50.00

.00 OK 50.00 BA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-276-A

Petitioner/Developer: _____

K. MARK MULLEN

Date of Hearing/Closing: 1/21/02

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

Attention: MR. GEORGE ZANNER
~~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 _____

114 MONTROSE AVE

The sign(s) were posted on 1/5/2002
(Month, Day, Year)

Sincerely,

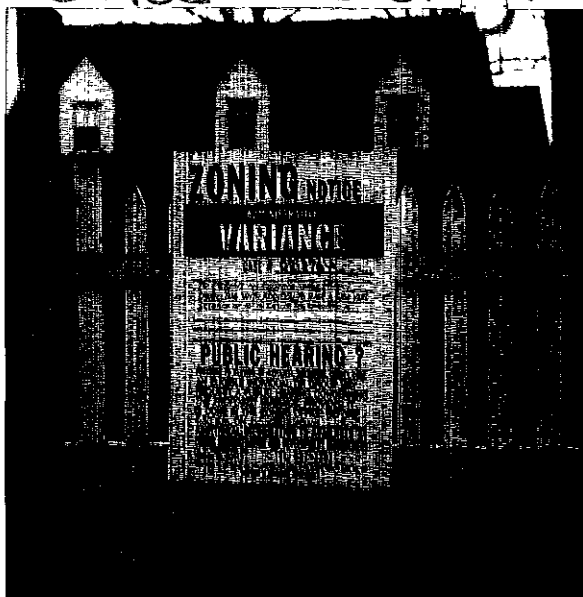
 1/5/02
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



114 MONTROSE AVE
POSTED 1/5/02
 1/5/02

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: 02-276-A

Petitioner: K. MARK MULLER

Address or Location: 114 MONTROSE AVE
CATONSVILLE, MD

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: 410.744.8642

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 276 -A Address 114 MONTROSE AVE.

Contact Person: LOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/28/01 Posting Date: 1/6/02 Closing Date: 1/21/01

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- 276 -A Address 114 MONTROSE AVE
Petitioner's Name K. MARK MULLER Telephone 410 744-8642
Posting Date: 1/6/02 Closing Date: 1/21/01
Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A SIDE YARD SETBACK OF
10' IN LIEU OF THE REQUIRED 15'.



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

January 28, 2002

K Mark Muller
114 Montrose
Catonsville MD 21228

Dear Mr. Muller:

Case Number: 02-276-A, 114 Montrose Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 28, 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. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel

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
Management

DATE: February 28, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item Nos. 263, 264, 265, 267, 268, 269,
270, 271, 272, 273, 274, 275, 276 278,
279, 280, 281, 282, 283, 284, 285, 286,
287, 288, 290 and 292

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

RWB:HJO:cab

cc: File

ZAC-2-4-2002-NO COMMENT-02282002.doc



Baltimore County
Fire Department

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

January 31, 2002

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

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

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:

263, 267, 268, 270, 271, 273, 274, 275, (276), 278, 279, 280, 282,
283, 284, 287, 289, 290,

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd Taylor
DATE: March 1, 2002

Zoning Advisory Committee Meeting of January 28, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

263 - 265, 268, 271, 272, ²⁷⁶275 + 277, 279 - 281, 283, 284, 286, 287, 290 - 292

Agricultural Preservation is still reviewing Zoning Items: 270, 273, 278, and 288

AV
1/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 29, 2002

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

JAN 30 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-271 & 02-276

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



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.29.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 276 LTM

Dear Mr. Zahner:

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).

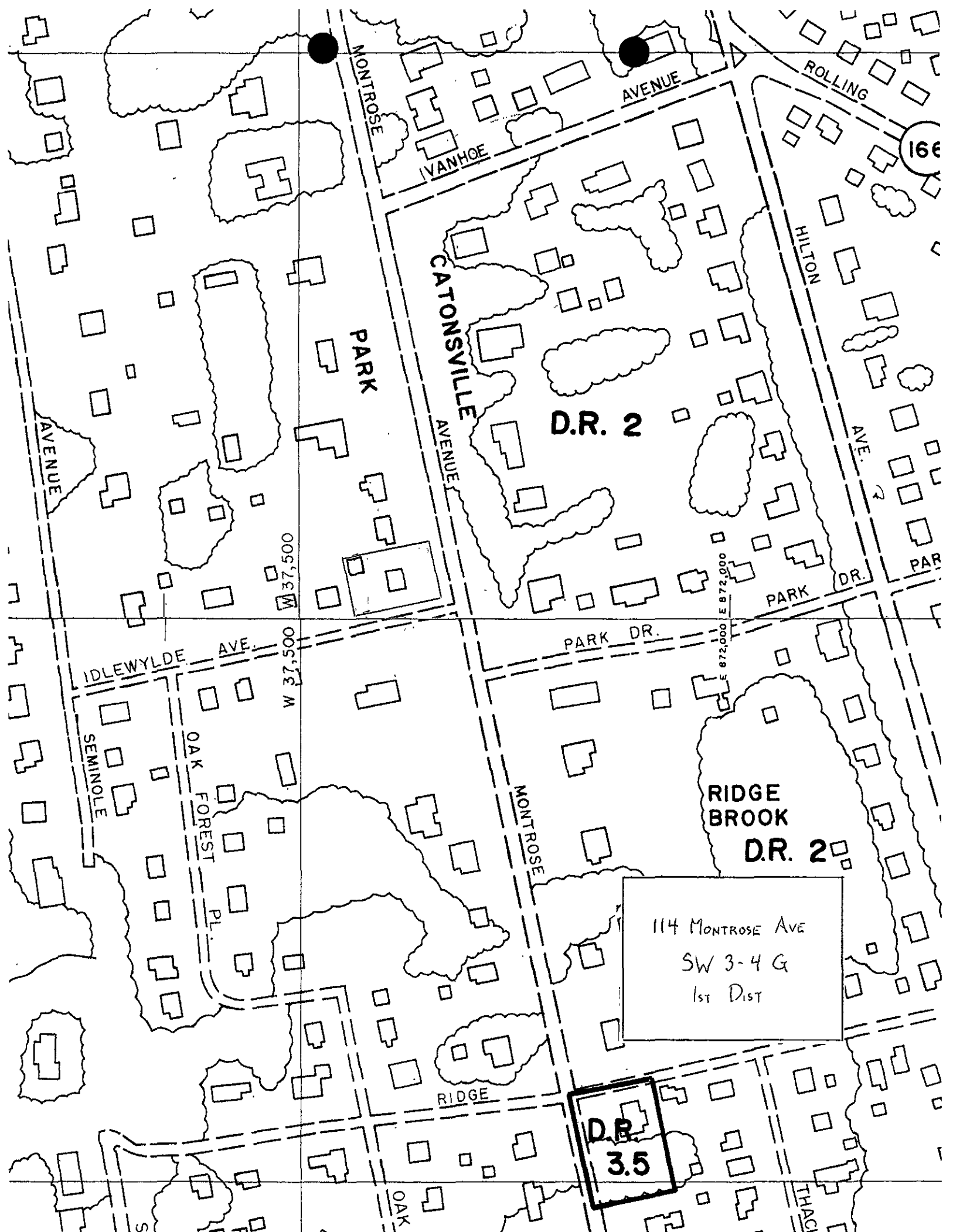
Very truly yours,

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



MONTROSE

AVENUE

ROLLING

VANHOE

166

CATONSVILLE

HILTON

PARK

D.R. 2

AVE.

DR.

PARK

PARK DR.

AVE.

IDLEWYLDE

W 37,500

E 872,000

SEMINOLE

OAK FOREST PL.

MONTROSE

RIDGE BROOK

D.R. 2

114 MONTROSE AVE
SW 3-4 G
1st DIST

RIDGE

D.R.
3.5

OAK

THACKER

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 114 MONTROSE AVE

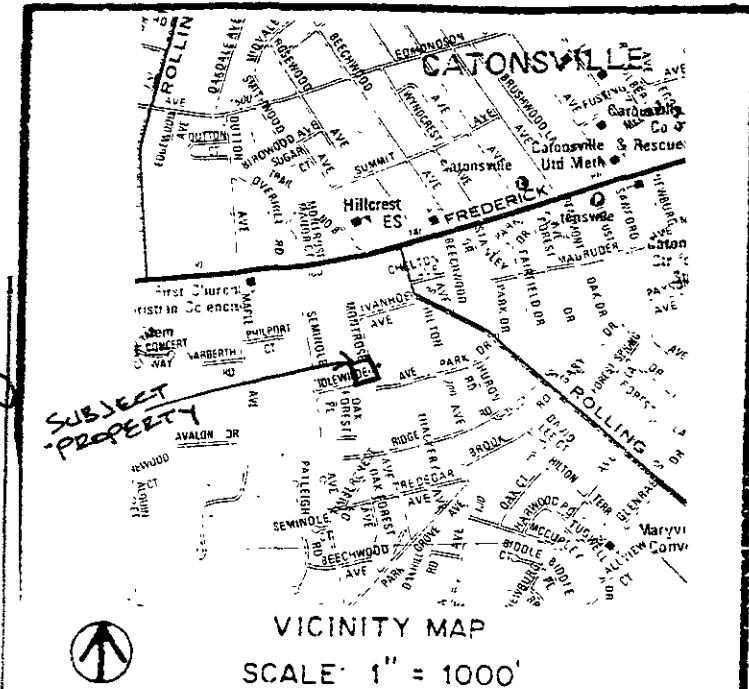
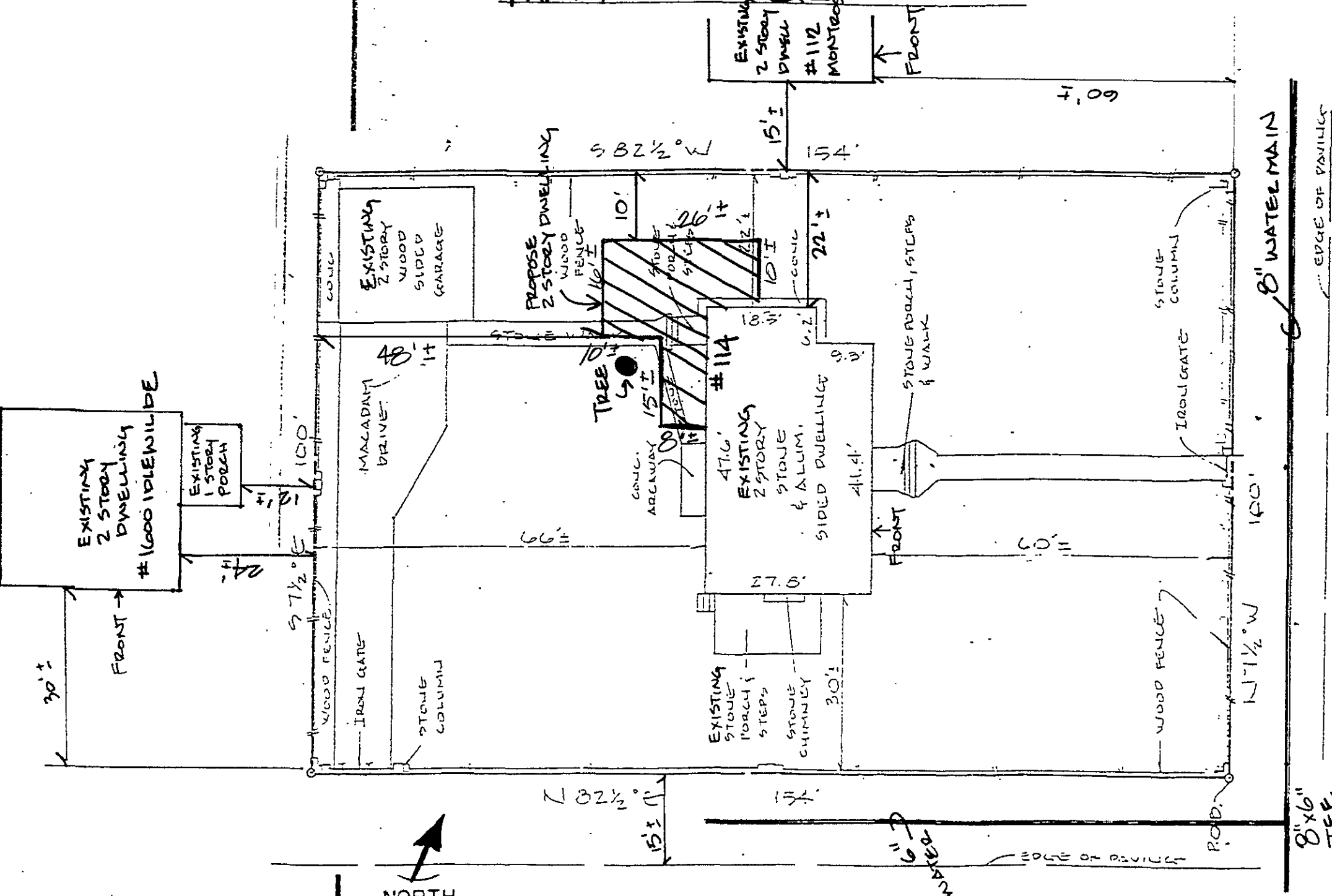
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME N/A

DATE: 12/27/01

PLAT BOOK # - FGLIC # - LOT # - SECTION # -

OWNER MARK MULLER



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 93-SW

ZONING D2-2

LOT SIZE .354 ACREAGE 15,400 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY CTM ITEM # 276 CASE # -

NORTH
IDLEWYLDE AVENUE
PREPARED BY MULLER (40' WIDE) SCALE OF DRAWING: 1" = 20'

114 Montrose Avenue



View from rear corner looking toward Montrose Ave.



View from front corner looking toward rear of property



View from rear corner looking at 114 Montrose dwelling, showing existing architectural features and large mature oak tree designated to remain



View from front corner looking toward rear of property, and showing 112 Montrose Ave dwelling

#276