

IN RE: PETITION FOR ADMIN. VARIANCE  
S/S Delpha Court, 180' W  
centerline of Wendell Avenue  
14th Election District  
6th Councilmanic District  
(3315 Delpha Court)

Deborah R. & Mark A. Bateman  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 03-195-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 owners of the subject property, Deborah R. and Mark A. Bateman. The variance request is for property located at 3315 Delpha Court in the eastern area of Baltimore County. The Petitioners herein seek a variance from Section 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an open projection (porch) to have a rear yard setback of 12 ft. in lieu of the minimum required 22 1/2 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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


The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

11/19/02  
*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 19<sup>th</sup> day of November, 2002, that a variance from Section 301.1 of the B.C.Z.R., to allow an open projection (porch) to have a rear yard setback of 12 ft. in lieu of the minimum required 22 ½ 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 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  
11/19/02  
H. J. JAMES



Baltimore County  
Zoning Commissioner

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

November 19, 2002

Mr. & Mrs. Mark A. Bateman  
3315 Delpha Court  
Baltimore, Maryland 21234

Re: Petition for Administrative Variance  
Case No. 03-195-A  
Property: 3315 Delpha Court

Dear Mr. & Mrs. Bateman:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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

for the property located at 3315 DELPHA COURT  
which is presently zoned D.R. 5,5

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) 301.1 - to allow an open projection (porch) to have a rear yard setback of 12 feet in lieu of the minimum required 22 1/2 feet

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 \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

MARK A. BATEMAN  
Name - Type or Print \_\_\_\_\_  
Mark A. Bateman  
Signature \_\_\_\_\_  
DEBORAH R. BATEMAN  
Name - Type or Print \_\_\_\_\_  
Deborah R Bateman  
Signature \_\_\_\_\_

### Attorney For Petitioner:

3315 DELPHA COURT 410-663-1765  
Address Telephone No  
BALTIMORE MD 21234  
City State Zip Code

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
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 reposted

Zoning Commissioner of Baltimore County

CASE NO. 03-195-A

Reviewed By RDD Date 10/22/02

Estimated Posting Date 11/4/02

# 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 3315 DELPHA COURT  
Address  
BAITIMORE MD 21234  
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):

PRACTICAL DIFFICULTY  
REASONS WHY REGULATIONS CANT BE MET AT OUR RESIDENCE IS.  
1. OUR ROAD HAS A BUMP OUT WHICH MAKES OUR BOUNDARY LINE GO ON A ANGLE  
2. OUR PROPERTY IS A UNUSUAL SHAPE WITH TWO SIDES HAVING A ROAD

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.

Mark A. Bateman  
Signature  
MARK A. BATEMAN  
Name - Type or Print

Deborah Ruth Bateman  
Signature  
Deborah Ruth Bateman  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of October, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Mark A Bateman Deborah Ruth Bateman the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Margaret L. Moran  
Notary Public  
My Commission Expires 08/16/2005

MARGARET L. MORAN  
Notary Public, State of Maryland  
Harford County  
My Commission Expires: Aug. 16, 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 3315 DELPHA COURT  
Address  
BALTIMORE MD 21234  
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):

PRACTICAL DIFFICULTY  
REASON WHY REGULATIONS CANT BE MET AT OUR RESIDENCE IS  
1. OUR ROAD HAS A BUMP OUT WHICH MAKES OUR BOUNDARY LINE GO ON A ANGLE  
2. OUR PROPERTY IS A UNUSUAL SHAPE WITH TWO SIDES HAVING A ROAD.

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.

Mark A. Bateman  
Signature  
MARK A. BATEMAN  
Name - Type or Print

Deborah Ruth Bateman  
Signature  
Deborah Ruth Bateman  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of October, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark A Bateman Deborah Ruth Bateman  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Margaret L. Moran  
Notary Public

My Commission Expires 08/16/2005

**MARGARET L. MORAN**  
Notary Public, State of Maryland  
Harford County  
My Commission Expires: Aug. 16, 2005



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 3315 DELPHA COURT  
 which is presently zoned D.R. 55

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) 301.1 - to allow an open projection (porch) to have a rear yard setback of 12 feet in lieu of the minimum required 22 1/2 feet

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 \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

MARK A. BATEMAN  
 Name - Type or Print \_\_\_\_\_  
Mark A. Bateman  
 Signature \_\_\_\_\_  
DEBORAH R. BATEMAN  
 Name - Type or Print \_\_\_\_\_  
Deborah R. Bateman  
 Signature \_\_\_\_\_

**Attorney For Petitioner:**

3315 Delpha Ct 410-663-1765  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Balto Md. 21234  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Company \_\_\_\_\_  
 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 reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-195-A

Reviewed By RDD Date 10/22/02

Estimated Posting Date 11/4/02

## Zoning Description

Zoning Description for 3315 Delpha Court, Baltimore MD, 21234.

Beginning at a point on the South side of Delpha Court which is 50 Feet wide at the distance of 180' west of the centerline of the nearest improved intersecting street Wendell Ave which is 50 Feet wide. Being Lot # 12, in the subdivision of Wendall Garden as recorded in Baltimore County Plat Book # 31, Folio # 129, containing 0.20 acres. Also known as 3315 Delpha Court and located in the 14 Election District, 6 Councilmanic District.

Item # 195



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **18911**

DATE 10/22/02 ACCOUNT 001 006 6150  
AMOUNT \$ 50<sup>00</sup>

RECEIVED FROM: Mark Baleman  
FOR: Ad. Var. case # 03-195-A

CONTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**  
PROJECT: ADULT THE  
PROJECT NUMBER: 10-22-02  
PROJECT TITLE: ADULT  
DATE: 10-22-02  
AMOUNT: 50.00  
BY: MARK BALEMAN  
BALTIMORE COUNTY, MARYLAND

**CASHIER'S VALIDATION**

# CERTIFICATE OF POSTING

RE: Case No.: 03-195-A

Petitioner/Developer: \_\_\_\_\_

MARIL BATEMAN

Date of Hearing/Closing: 11/19/02

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

Attention: MS. BECKY HART

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 \_\_\_\_\_

3315 DELPHA CT.

The sign(s) were posted on 11/4/02  
(Month, Day, Year)

Sincerely,

Richard E. Hoffman 11/4/02  
(Signature of Sign Poster and Date)

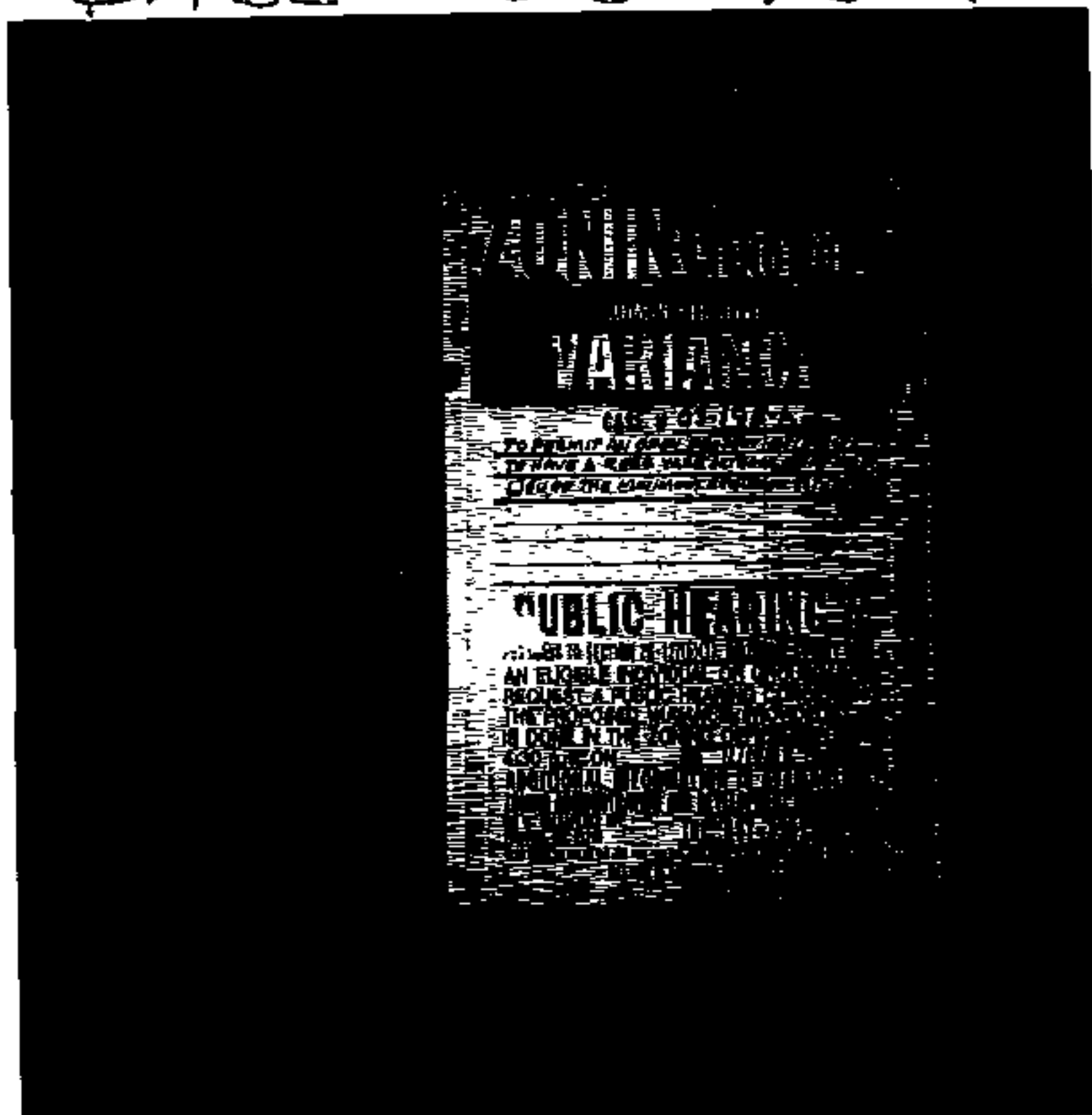
RICHARD E. HOFFMAN  
(Printed Name)

904 DELLWOOD DR.  
(Address)

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

(410) 879-3122  
(Telephone Number)

CASE # 03-195-A



3315 DELPHA CT.  
POSTED 11/4/02  
Richard E. Hoffman 11/4/02

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/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

---

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For Newspaper Advertising:

Item Number or Case Number: 03-195-A

Petitioner: MARK A. AND DEBORAH BATEMAN

Address or Location: 3315 DELPHA COURT BALTIMORE MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK A. BATEMAN

Address: 3315 DELPHA COURT

BALTIMORE, MD 21234

Telephone Number: 410-663-1765

Revised 2/20/98 - SCJ

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 03- 195 -A Address 3315 Delpha Ct

Contact Person: David Duvall Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 10/22/02 Posting Date: 11/4 Closing Date: 11/19

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 03- 195 -A Address 3315 Delpha Ct

Petitioner's Name Mark A. Bateman Telephone 410 663 1765

Posting Date: 11/4/02 Closing Date: 11/19/02

Wording for Sign: To Permit an open projection (porch) to have a rear yard setback of 12 feet in lieu of the minimum required 22 1/2 feet



Baltimore County  
Department of Permits and  
Development Management

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

November 18, 2002

Mark A. Bateman  
Deborah R. Bateman  
3315 Delpha Court  
Baltimore, MD 21234

Dear Mr. and Mrs. Bateman:

RE: Case Number: 03-195-A, 3315 Delpha Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 22, 2002.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





Baltimore County  
Fire Department

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

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

November 7, 2002

ATTENTION: George Zahner

Property Owner: Distribution Meeting of November 4, 2002

Location:

Item No.:

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

193-202

195

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


cc: File



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

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

**DATE:** November 29, 2002

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For November 12, 2002  
Item Nos. 193, 194, 195, 196, 197, 198,  
199, 200, 201, and 202

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

RWB:CEN:jrb

cc: File

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

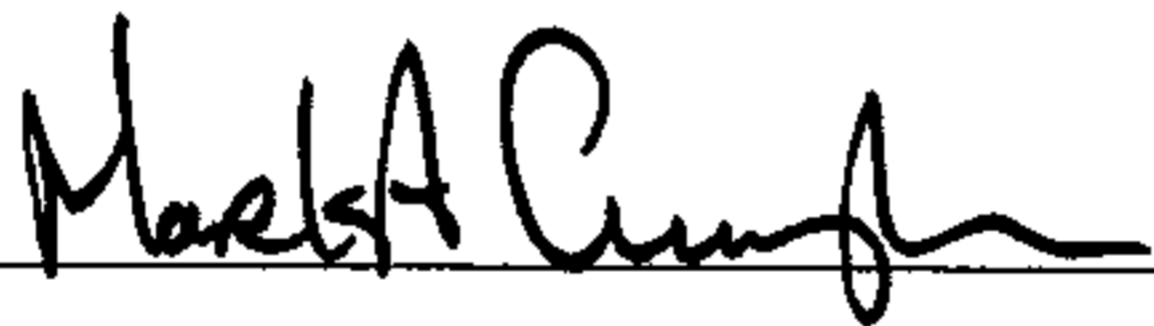
**DATE:** November 14, 2002

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

**SUBJECT:** ADMINISTRATIVE VARIANCE: Case(s) 03-195

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:

  
\_\_\_\_\_

Section Chief:

  
\_\_\_\_\_

AFK/LL:MAC





**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: *11.6.02*

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

RE: Baltimore County  
Item No. *195* *RDD*

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](mailto:lgredlein@sha.state.md.us)).

Very truly yours,

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

*K* 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

## Statement from Neighbors

I Eileen I. Jolley, the owner of 3317 Delpha Court, express to the Zoning Commissioner of Baltimore County, that I have no opposition to Mark and Deborah Bateman of 3315 Delpha Court building an attached screened in porch from their carport, with the dimensions of 16' X 26' 4".

Eileen I. Jolley  
Eileen I. Jolley

Date 10-15-02

Item # 195

M.D.A.T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

10/01/2002

OWNER INFORMATION

DISTRICT: 14 ACCT NO: 1410047770

USE: RESIDENTIAL

OWNER NAME: JOLLEY EILEEN I

PRINCIPAL  
RESIDENCE  
YES

MAILING ADDRESS: 3317 DELPHA CT  
BALTIMORE

MD 21234-4203

TRANSFERRED

FROM: JOLLEY H DEAN

DATE: 08/22/1989 PRICE: \$0

DEED REFERENCE: 1) / 8311/ 149  
2)

SPECIAL TAX RECAPTURE

\* NONE \*

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO  
<F6> SELECT NEXT PROPERTY

Item #195

M.D.A.T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

10/01/2002

LOCATION INFORMATION

DISTRICT: 14 ACCT NO: 1410047770  
NAME: JOLLEY EILEEN I

USE: RESIDENTIAL

PREMISES ADDRESS  
3317 DELPHA CT

ZONING

LEGAL DESCRIPTION

WENDELL GARDENS

MAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP  
81 3 153 11 82

PLAT NO :  
PLAT REF: 31/ 129

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA  
YEAR BUILT ENCLOSED AREA  
1967 1,352 SF

PROPERTY LAND AREA  
7,120.00 SF

COUNTY  
USE  
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO  
<F6> SELECT NEXT PROPERTY

*Item # 195*

M.D.A.T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

10/01/2002

VALUE INFORMATION

DISTRICT: 14 ACCT NO: 1410047770

NAME: JOLLEY EILEEN I

USE: RESIDENTIAL

	BASE VALUE	VALUE AS OF 01/01/2000	PHASE-IN ASSESSMENTS AS OF 07/01/2002	AS OF 07/01/2003
LAND :	32,030	32,030		
IMPTS :	103,910	103,910		
TOTAL :	135,940	135,940	135,940	NOT AVAIL
PREF LAND:	0	0	0	NOT AVAIL

PARTIAL EXEMPT ASSESSMENTS

	CLASS	07/01/2002	07/01/2003
COUNTY	000	0	0
STATE	000	0	0
MUNICIPAL	000	0	0

PRESS: <F1> OWNER INFO <F2> LOCATION INFO <F3> TRANSFER/STRUCTURE INFO  
<F6> SELECT NEXT PROPERTY

Item #195

## Statement from Neighbors

We Charles J. Stefan and Helen M. Stefan, the owners of 3313 Delpha Court, express to the Zoning Commissioner of Baltimore County, that we have no opposition to Mark and Deborah Bateman of 3315 Delpha Court building an attached screened in porch from their carport, with the dimensions of 16' X 26' 4".

Charles J. Stefan Date Oct 14 - 2002  
Charles J. Stefan  
Helen M. Stefan Date 10/14/02  
Helen M. Stefan

Item # 195

M.D.A.T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

10/01/2002

OWNER INFORMATION

DISTRICT: 14 ACCT NO: 1418053490

USE: RESIDENTIAL

OWNER NAME: STEFAN CHARLES J  
STEFAN HELEN M  
MAILING ADDRESS: 3313 DELPHA CT  
BALTIMORE

PRINCIPAL  
RESIDENCE  
YES

MD 21234-4203

TRANSFERRED

FROM: ROBINSON JOHN R

DATE: 06/25/1976 PRICE: \$46,500

DEED REFERENCE: 1) / 5647/ 724  
2)

SPECIAL TAX RECAPTURE

\* NONE \*

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO  
<F6> SELECT NEXT PROPERTY

Item #195

M.D.A.T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

10/01/2002

LOCATION INFORMATION

DISTRICT: 14 ACCT NO: 1418053490  
NAME: STEFAN CHARLES J

USE: RESIDENTIAL

PREMISES ADDRESS  
3313 DELPHA CT

ZONING

LEGAL DESCRIPTION

WENDELL GARDENS

MAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP  
81 3 153 13 82

PLAT NO :  
PLAT REF: 31/ 129

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA  
YEAR BUILT ENCLOSED AREA  
1967 1,100 SF

PROPERTY LAND AREA  
9,582.00 SF

COUNTY  
USE  
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO  
<F6> SELECT NEXT PROPERTY

*Item # 195*



M.D.A.T. REAL PROPERTY SYSTEM  
BALTIMORE COUNTY

10/01/2002

VALUE INFORMATION

DISTRICT: 14 ACCT NO: 1418053490

NAME: STEFAN CHARLES J

USE: RESIDENTIAL

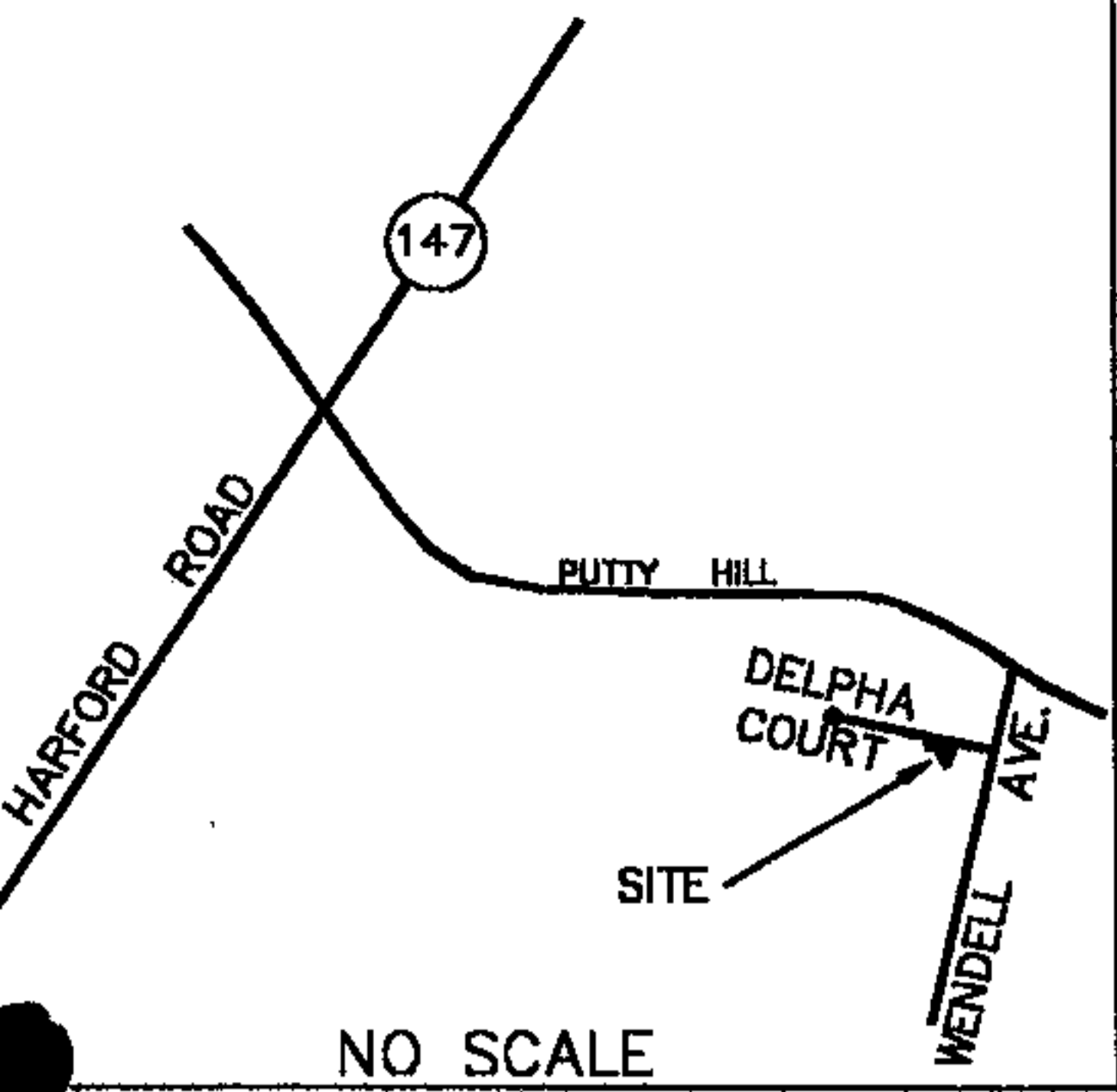
	BASE VALUE	VALUE AS OF 01/01/2000	PHASE-IN ASSESSMENTS AS OF 07/01/2002	AS OF 07/01/2003
LAND :	32,640	32,640		
IMPTS :	90,660	90,660		
TOTAL :	123,300	123,300	123,300	NOT AVAIL
PREF LAND:	0	0	0	NOT AVAIL

PARTIAL EXEMPT ASSESSMENTS

	CLASS	07/01/2002	07/01/2003
COUNTY	000	0	0
STATE	000	0	0
MUNICIPAL	000	0	0

PRESS: <F1> OWNER INFO <F2> LOCATION INFO <F3> TRANSFER/STRUCTURE INFO  
<F6> SELECT NEXT PROPERTY

*Item # 195*



\* OWNERS: MARK A. and DEBORAH R. BATEMAN

1) REQUEST: REAR YARD OF 12',  
IN LIEU OF THE REQUIRED 30'

TAX ACCT. NO. 14-20-067900  
ALL OF  
LOT 12 AS SHOWN ON  
PLAT WENDELL GARDENS,  
RECORDED AMONG THE LAND  
RECORDS OF BALTIMORE CO.  
IN PLAT BOOK O.T.G. 31,  
FOLIO 129. DEED REFERENCE:  
14341 / 115

**LOCATION INFORMATION**  
ELECTION DISTRICT: 14  
COUNCILMANIC DISTRICT: 6  
1"=200' SCALE MAP # NE 8 E  
ZONING: DR 5.5  
LOT SIZE= 0.20 AC  
LOT SIZE=8671.10 SQ. FT.  
SEWER: PUBLIC  
WATER: PUBLIC  
CHEASAPEAKE BAY  
CRITICAL AREA (NO)  
100 YR. FLOOD PLAIN (NO)  
HISTORIC PROPERTY/  
BUILDING NO  
PRIOR ZONING  
HEARING: NONE

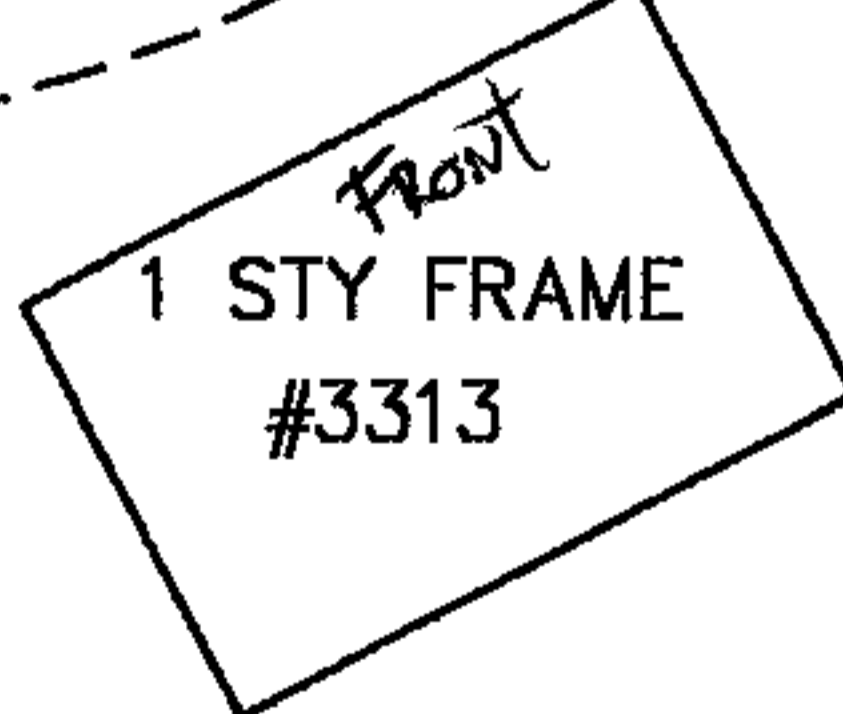


DELPHA COURT  
( 50' R/W )

L=23.34'  
R=50.00'  
Δ=26°44'44"  
C LEN=23.13'  
BRG=N 28°17'26" E

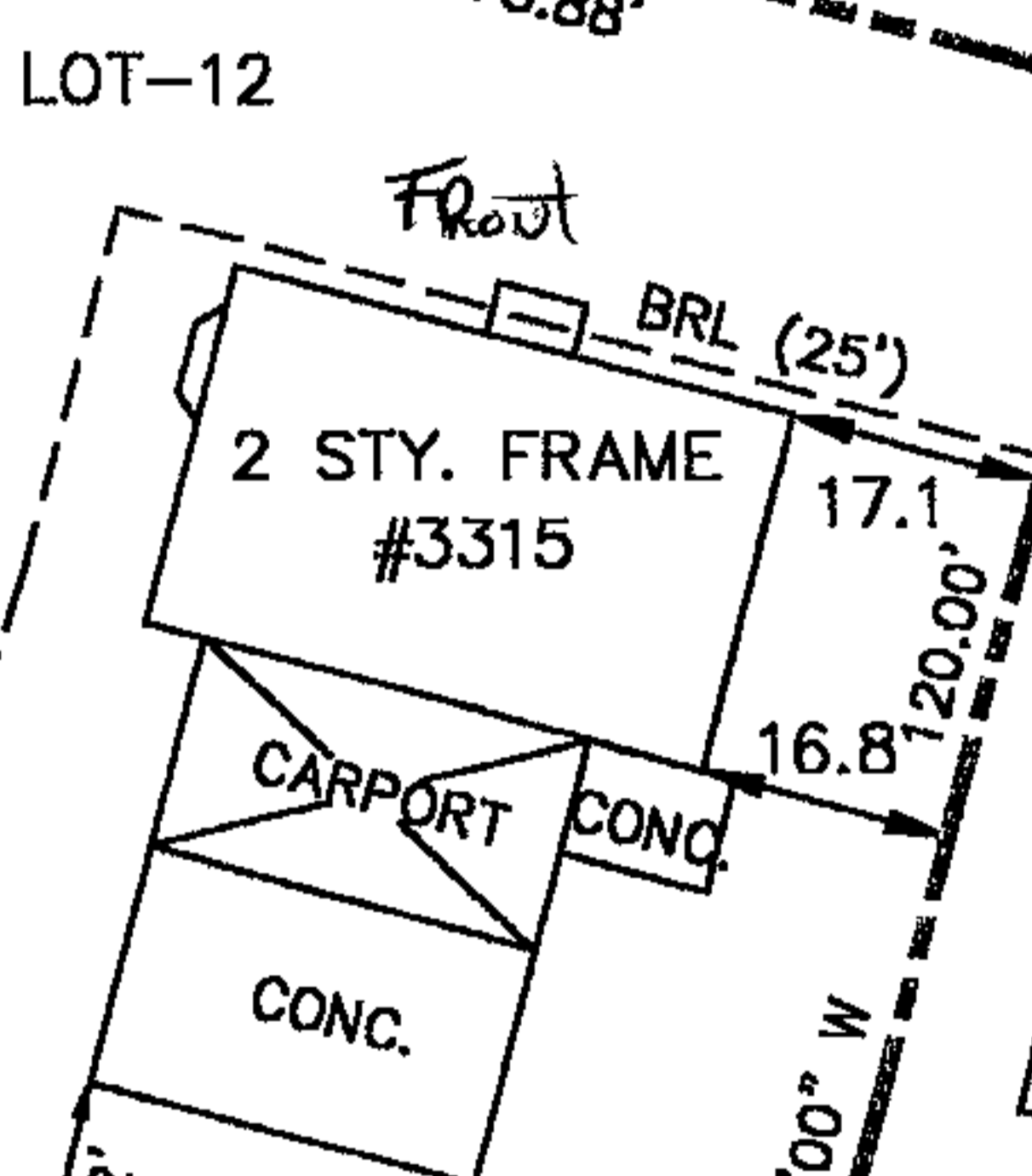
REBAR FOUND

BRL (25')



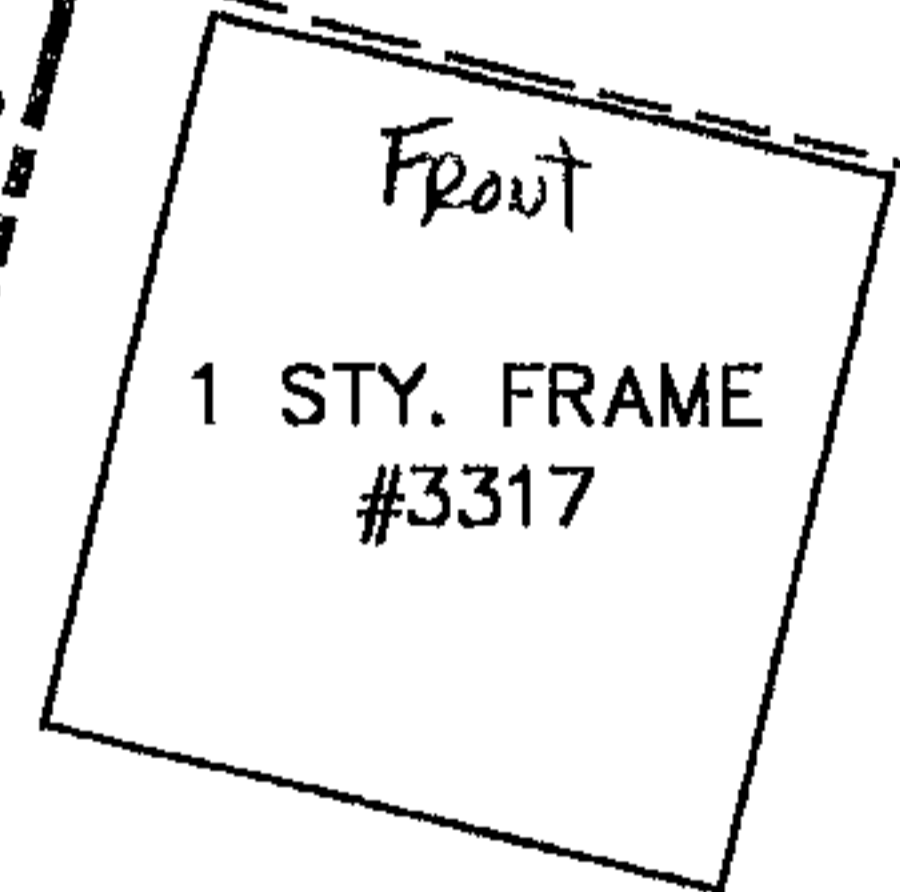
LOT-13  
5697-724  
PROP. ACCT. NO. 14-18-053490  
CHARLES and HELEN STEFAN

REBAR/CAP FOUND



LOT-12

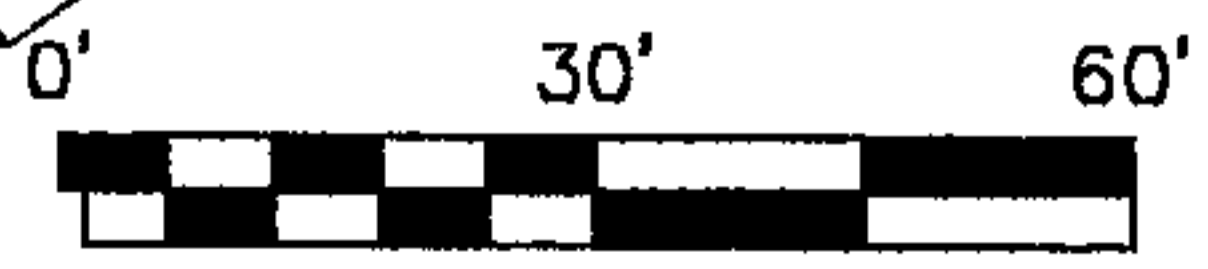
REBAR/CAP FOUND



LOT-11  
8311-149  
PROP. ACCT. NO. 14-10-047770  
EILEEN JOLLEY

LOT-14

Item # 195



#3315 DELPHA COURT  
PLAT TO ACCOMPANY  
PETITION FOR  
ZONING VARIANCE

**DBS & ASSOCIATES, LLC**  
SURVEYING • ENGINEERING  
1728 YORK ROAD  
SUITE 205  
LUTHERVILLE MD 21093  
PHONE: (410) 666-5467

14TH Election District  
SCALE: 1"=30'

BALTIMORE County, MARYLAND  
DATE: AUGUST 19, 2002

DRAWN BY: RBS. JR.

10-08-02

JOB# 02091

*RBS. JR. #1*

RIDGE CANYON

NE 8 E

BL

LEARNE AVENUE

GLEN HAVEN

DELPHA CT. AVE.

↑  
3315 DELPHA COURT

DAKIN CT.

PARKVILLE SCHOOL

D.R. 5.5

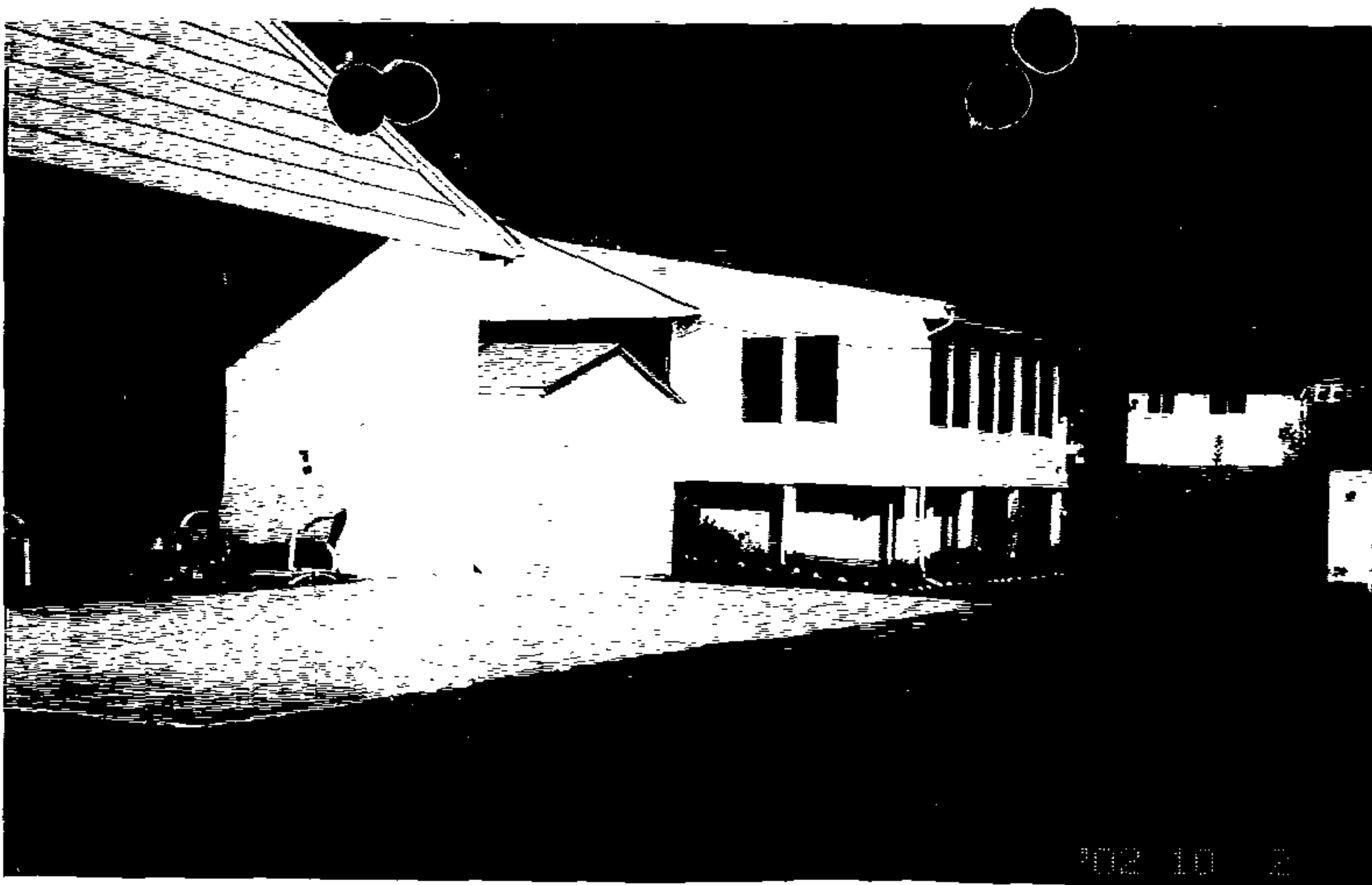
LAMBROS RD.

DAVID AVE.

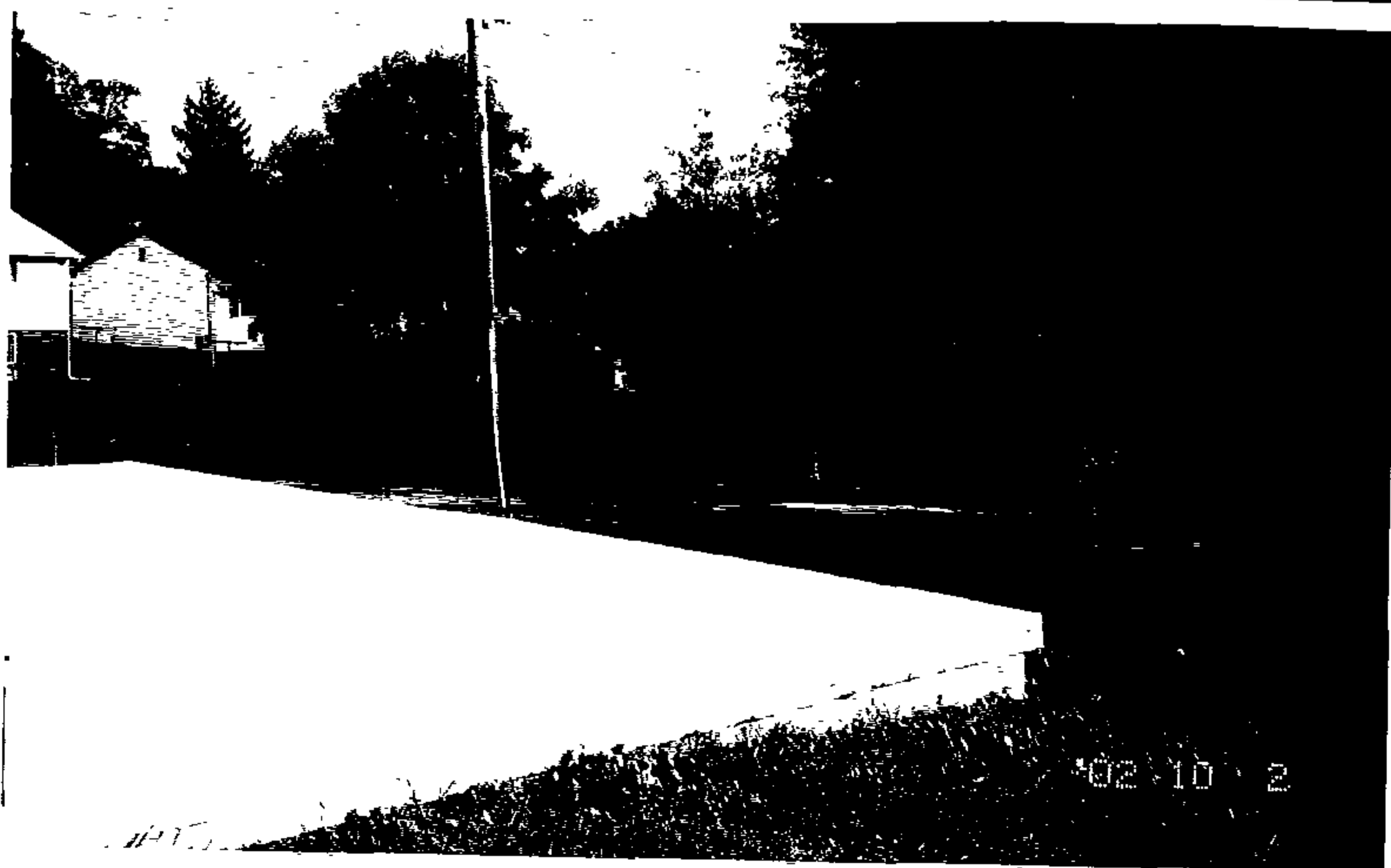
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FOWLER

ROSSANT RD.



Item # 195



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