

IN RE: PETITIONS FOR VARIANCE
(1407 & 1409 Vesper Avenue)
E/S Vesper Avenue, 180' S of the c/l
Kimmel Avenue
12th Election District
6th Council District

Shawn Durkin, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Cases Nos. 03-469-A & 03-470-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before the Zoning Commissioner for consideration of Petitions for Variance filed by the owner of the subject adjacent properties, Shawn and Theresa Durkin. In Case No. 03-469-A, the Petitioners seek relief from Sections 1B02.3.C.1 and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50.47 feet in lieu of the minimum required 55 feet, and to approve the property as an undersized lot and any other variances deemed necessary by the Zoning Commissioner, for a proposed new dwelling to be known as 1407 Vesper Avenue. In Case No. 03-470-A, the Petitioners seek similar relief from Sections 1B02.3.C.1 and 304.1 of the B.C.Z.R., to approve the adjacent property known as 1409 Vesper Avenue, as an undersized lot, pursuant to Section 304.1 of the B.C.Z.R., with a lot width of 50 feet in lieu of the required 55 feet, and to permit the existing dwelling thereon to have side setbacks of 3 feet and 7 feet in lieu of the minimum required 10 feet each. The subject properties and requested relief are more particularly described on the site plan submitted and respectively marked as Petitioner's Exhibits 1.

Appearing at the requisite public hearing in support of the requests were Shawn Durkin, co-owner of the property, and Buck Jones, Builder. There were no Protestants or other interested persons present.

As noted above, the subject properties are located immediately adjacent to one another and are under the common ownership of Mr. & Mrs. Durkin. Collectively, the properties are

ORDER RECEIVED FOR FILING

Date

By

7/22/13
[Signature]

known as Lots 42, 43, 44, 45 and 46 of the Kimberly Farms subdivision, an older subdivision that was recorded many years ago, prior to the establishment of the Baltimore County Zoning Regulations (B.C.Z.R.). As is often the case with older subdivisions, many of the lots are undersized and do not meet current area and lot width requirements. Testimony indicated that the subject property has been in Mrs. Durkin's family for many years; however, the Petitioners only acquired the property two years ago. In any event, the Petitioners currently reside in the existing dwelling, known as 1409 Vesper Avenue, which is located on that portion of the property that is comprised of a portion of Lot 44, and all of Lots 45 and 46. The house was built in 1949, and is 22' x 25' in dimension and features an attached 18' x 15' screened in patio. The adjacent property, known as 1407 Vesper Avenue, is comprised of Lots 42 and 43, and the remainder of Lot 44. That parcel is currently vacant. The Petitioners are desirous of constructing a new dwelling on the property known as 1407 Vesper Avenue. The new dwelling will be 28' x 25' in dimension and two stories tall. Although the new house will meet all front, side and rear setback requirements, the lot width is insufficient. Thus, in order to proceed as proposed the requested relief is necessary.

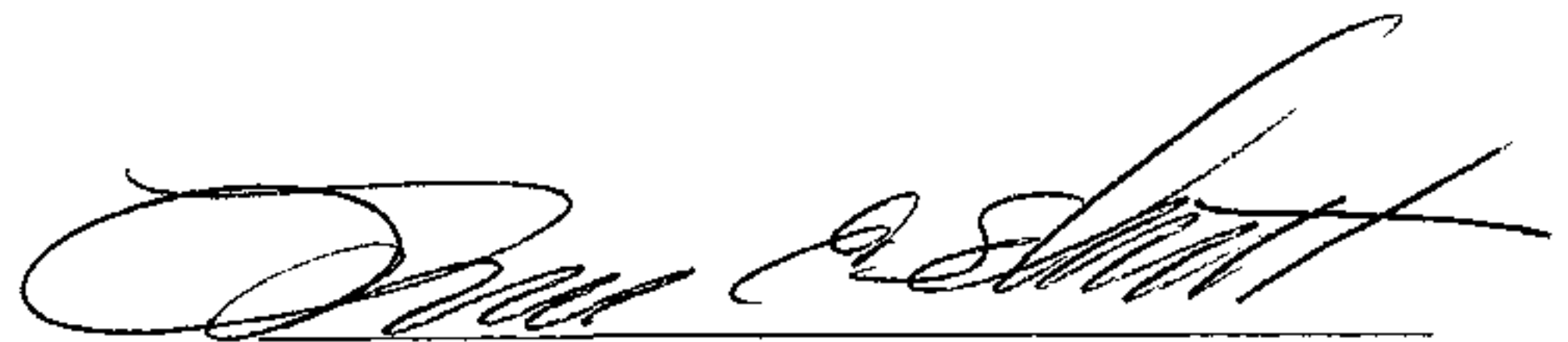
Based upon the testimony and evidence presented, I am persuaded to grant the relief. As to Case No. 03-469-A, the parcel known as 1407 Vesper Avenue meets the area requirements of 6,000 sq.ft. under the D.R.5.5 zoning regulations. Moreover, the proposed dwelling will meet all front, side and rear setback requirements and will be situated on the lot consistent with other houses along Vesper Avenue. The only deficiency in this instance is the lot width, which is less than 5 feet shy of the required 55 feet. As shown on the site plan, most of the houses in this community were built on 50-foot wide lots and thus the proposal is consistent with the neighborhood. Relief will likewise be granted to legitimize the existing dwelling on the adjacent property, known as 1409 Vesper Avenue (Case No. 03-470-A). Again, this subdivision was platted and recorded many years ago, well prior to the adoption of the B.C.Z.R., and the dwelling has existed on the site where located since 1949.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of July 2003, that the Petition for Variance filed in Case No. 03-469-A, seeking relief from Sections 1B02.3.C.1 and 304.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50.47 feet in lieu of the minimum required 55 feet, and to approve the property, known as 1407 Vesper Avenue, as an undersized lot, with any other variances deemed necessary by the Zoning Commissioner, for a proposed new dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 03-470-A, seeking similar relief from Sections 1B02.3.C.1 and 304.1 of the B.C.Z.R., to approve the adjacent property known as 1409 Vesper Avenue as an undersized lot, pursuant to Section 304.1 of the B.C.Z.R., and a lot width of 50 feet in lieu of the required 55 feet, and to permit the existing dwelling thereon to have side setbacks of 3 feet and 7 feet in lieu of the minimum required 10 feet each, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/22/03
By [Signature]



Baltimore County
Zoning Commissioner

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

July 21, 2003

Mr. & Mrs. Shawn Durkin
1407 Vesper Avenue
Baltimore, Maryland 21222

RE: PETITIONS FOR VARIANCE
E/S Vesper Avenue, 180' S of the c/l Kimmel Avenue
(1407 & 1409 Vesper Avenue)
12th Election District – 6th Council District
Shawn Durkin, et ux - Petitioners
Case No. 03-469&470-A

Dear Mr. & Mrs. Durkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Buck Jones
500 Vogts Lane, Baltimore, Md. 21221
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1407 Vesper Avenue

which is presently zoned DR 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) 1002.3C.1, 304.1 (BCZR)

To permit a new dwelling on a lot with a lot width of 50.47-feet in lieu of the minimum required lot width of 55-feet and to approve an undersized lot per Section 304 (BCZR) and to approve any other variances deemed necessary by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The homeowner of 1407 Vesper Avenue wishes to construct a SFD on his lot next door to his existing home. This would become an infill lot, which by becoming an infill lot is referred to as smart growth. This is the only lot on the street not developed. To deny him the right to develop would deny him the right that his neighbors do enjoy.

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 bound 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):

Shawn Durkin

Name - Type or Print

Signature

Theresa Durkin

Name - Type or Print

Signature

1407 Vesper Avenue 410-850-5140

Address

Baltimore Md

City

State

Telephone No.

21222

Zip Code

Representative to be Contacted:

Buck Jones

Name

500 Vogts Lane

Address

410-574-9337

Telephone No.

Baltimore Md

City

State

21221

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By D. THOMPSON Date 4/10/03

ORDER RECEIVED FOR FILING
7/2/03
REV 9/15/98

Case No. 03-469-A

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1407 VESPER AVENUE.

BEGINNING AT A POINT ON THE EAST SIDE OF VESPER AVENUE WHICH IS 40 (FORTY) FEET WIDE AT THE DISTANCE OF 180 FEET SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET KIMMEL AVENUE WHICH IS 40 (FORTY) FEET WIDE.

*BEING LOT 42, 43 PART 44. SECTION # C IN THE SUBDIVISION OF KIMBERLY FARMS AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 7, FOLIO 127. CONTAINING 8,250 SQUARE FEET / .19 ACRE. ALSO KNOWN AS 1409 VESPER AVENUE AND LOCATED IN THE 12 ELECTION DISTRICT, 6 COUNCILMANIC DISTRICT.

03-469-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23609**

DATE 2/10/03 ACCOUNT 001006150

AMOUNT \$ 115.00

RECEIVED FROM: MARK JONES - FREESTATE

FOR: ITEM # 469 02-469-A + UNDERSIZE LOT

1401 VESPER AVE BY D.T.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #03-469-A

1407 Vesper Avenue

E/side Vesper Avenue 180 feet south of Kimmel Avenue

12th Election District - 7th Councilmanic District

Legal Owner(s): Shawn and Theresa Durkin

Variance: to permit a new dwelling on a lot with a lot width of 50 47 feet in lieu of the minimum required lot width of 55 feet. To approve an undersized lot and any other variances

Hearing: Tuesday, June 10, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/326 May 22

G605118

CERTIFICATE OF PUBLICATION

5/23/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/20/, 2003.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: BECKY HART

Date: May 26, 2003

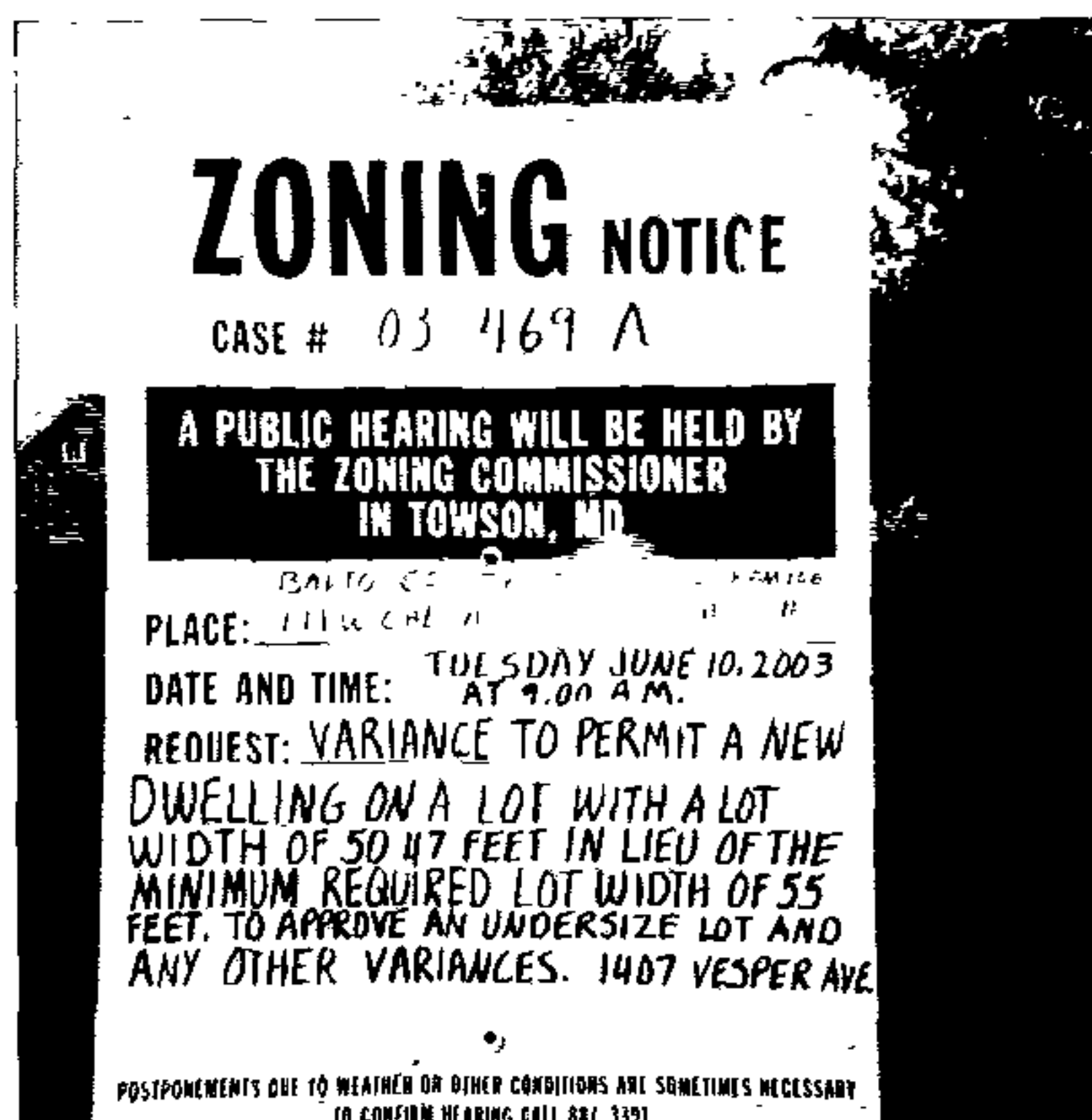
RE: Case Number 03-469-A

Petitioner/Developer: Shawn & Theresa Durkin/Buck Jones

Date of Hearing/Closing: JUNE 10, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1407 VESPER AVE.

The sign(s) were posted on May 24, 2003
(Month, Day, Year)



03-469-A
1407 VESPER AVE.

Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LAKE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

RE: PETITION FOR VARIANCE * BEFORE THE
1407 Vesper Avenue; E/side Vesper Avenue, *
180' S Kimmel Avenue * ZONING COMMISSIONER
12th Election & 7th Councilmanic
Legal Owner(s): Shawn & Theresa Durkin * FOR
Petitioner(s) * BALTIMORE COUNTY
* 03-469-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of April, 2003, a copy of the foregoing Entry of Appearance was mailed to, Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 22, 2003 Issue - Jeffersonian

Please forward billing to:
Shawn Durkin
1409 Vesper Avenue
Baltimore, MD 21222

510-574-9337

NOTICE OF ZONING HEARING

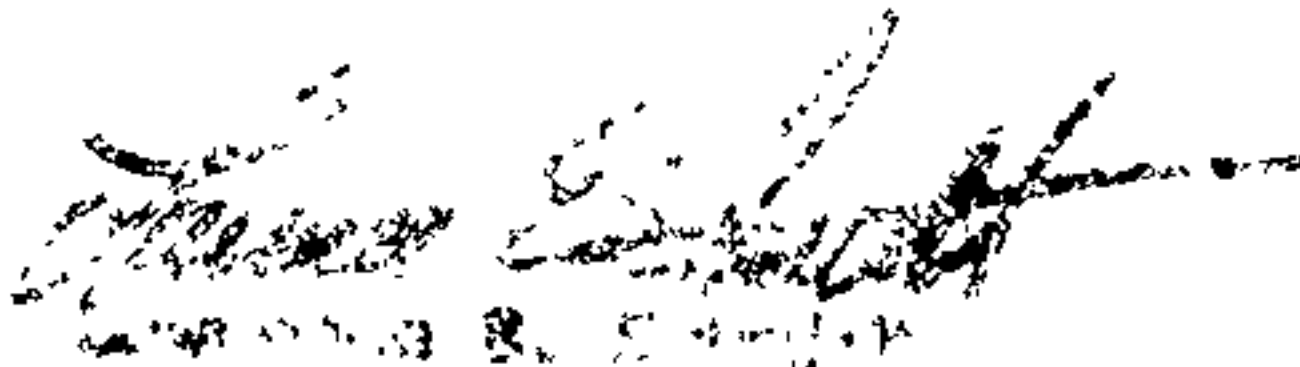
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-469-A

1407 Vesper Avenue
E/side Vesper Avenue 180 feet south of Kimmel Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Shawn and Theresa Durkin

Variance to permit a new dwelling on a lot with a lot width of 50.47 feet in lieu of the minimum required lot width of 55 feet. To approve an undersized lot and any other variances.

Hearings: Tuesday, June 10, 2003 at 9:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 21, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-469-A

1407 Vesper Avenue
E/side Vesper Avenue 180 feet south of Kimmel Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Shawn and Theresa Durkin

Variance to permit a new dwelling on a lot with a lot width of 50.47 feet in lieu of the minimum required lot width of 55 feet. To approve an undersized lot and any other variances.

Hearings: Tuesday, June 10, 2003 at 9:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue



Arnold Jablon
Director

AJ:rlh

C: Shawn and Theresa Durkin, 1407 Vesper Avenue, Baltimore 21222
Buck Jones, 500 Vogts Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 24, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



**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: 03-469-A

Petitioner: SHAWN DURKIN

Address or Location: 1407 VESPER AVE. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHAWN DURKIN

Address: 1409 VESPER AVE.

BALT. MD. 21222

Telephone Number: 410-574-9337



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

June 6, 2003

Shawn Durkin
Theresa Durkin
1407 Vesper Avenue
Baltimore, MD 21222

Dear Mr. and Mrs. Durkin:

RE: Case Number: 03-469-A, 1407 Vesper Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 10, 2003.

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:klm

Enclosures

c: People's Counsel
Buck Jones, 500 Vogts Lane, Baltimore 21221

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





**Baltimore County
Fire Department**

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 24, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 21, 2003

Item No.: 465, 467-477

Dear Ms. Hart:

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.

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: April 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2003
Item Nos. 465, 466, 467, 468, 469,
470, 473, 474, 475, 476, and 477

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

RWB:CEN:jrb

cc: File

Sept
6/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 5, 2003

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

RECEIVED

MAY - 5 2003

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-469

ZONING COMMISSIONER

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: Lynn Jenkins

AFK/LL:MAC

RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
 Attention: Jeffrey Long
 County Courts Building, Room 406
 401 Bosley Avenue
 Towson, MD 21204

Permit or Case No. 03-409-A

FROM: Arnold Jablon, Director
 Department of Permits & Development Management

RE: Undersized LotsResidential Processing Fee Paid
(\$50.00)Accepted by D. Thompson
Date 4/10/03

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Buck Jones 500 Vogts Lane, Baltimore, Md 21221 410-574-9337
 Print Name of Applicant Address Telephone Number
1407 Vesper Avenue Election District 12 Councilmanic District 87 Square Feet 8,250
 Lot Address
 Lot Location (NE) S W side corner of Vesper Avenue 160 feet from (NE) S W corner of Kimmel Avenue
 (street) (street)
 Land Owner: Shawn Durkin Tax Account Number 1218000640
 Address: 1409 Vesper Avenue Telephone Number 410-850-5140

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies)	☒	☐
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☐	☒
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>D.R. 5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:



Approval



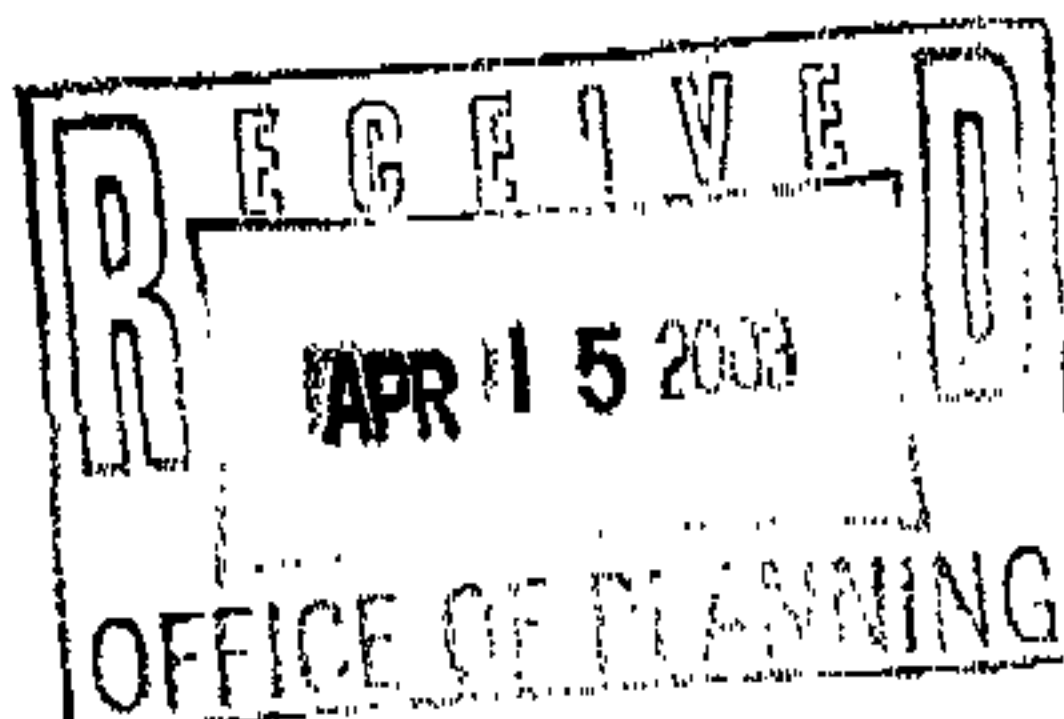
Disapproval



Approval conditioned on required modifications of the application to conform with the fo

Signed by

for the Director, Office of Planning and Community Conservation



Date

4/23/03

Revised 2/25/99

Date	4/23/03	# of pages	1
From	Lynn Lauder	Co.	
Phone #		Fax #	
To	Diana Thompson	Co./Dept.	
Phone #		Fax #	
Post-It Fax Note	7671		

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.18.03

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

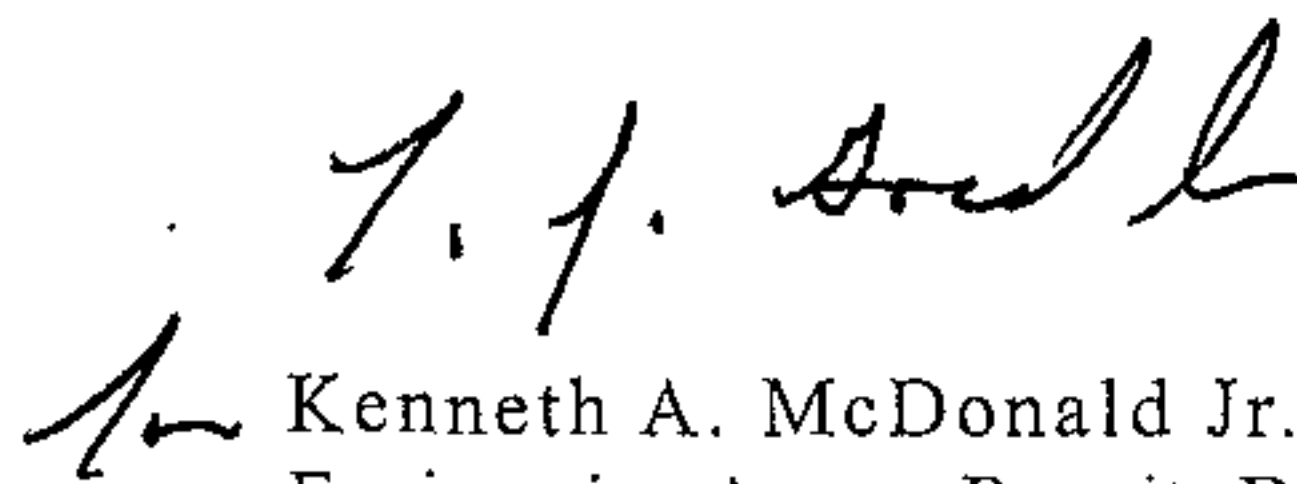
RE: Baltimore County
Item No. 469 DT

Dear Ms. Hart:

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/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 12 Account Number - 1213075480

Owner Information

Owner Name: MOLNAR FRANK E
MOLNAR GEMMA N Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1403 VESPER AVE
BALTIMORE MD 21222-1820 Deed Reference: 1) / 1716/ 31
2)

Location & Structure Information

Premises Address
1403 VESPER AVE

Zoning

Legal Description
LT 37,38 PT 39
KIMBERLY FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
103	10	461					37	82		7/ 127

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built
1949

Enclosed Area
1,326 SF

Property Land Area
3,200.00 SF

County Use
04

Stories
1 1/2

Basement
YES

Type
STANDARD UNIT

Exterior
SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2002	Phase-in Assessments As Of 07/01/2003
Land:	24,500	24,500		
Improvements:	66,580	77,580		
Total:	91,080	102,080	91,080	94,746
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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[View Map](#)
[New Search](#)

STR

Account Identifier: District - 12 Account Number - 1226065050

Owner Information

Owner Name: ZOLMAN RICHARD T
ZOLMAN MYRTHE V Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1405 VESPER AVE
BALTIMORE MD 21222-1820 Deed Reference: 1) / 1679/ 351
2)

Location & Structure Information

Premises Address			Zoning	Legal Description						
1405 VESPER AVE				LT 40,41 PT 39 KIMBERLY FARMS						
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
103	10	461					40	82		7/ 127
Special Tax Areas			Town Ad Valorem Tax Class							
Primary Structure Built			Enclosed Area	Property Land Area			County Use			
1951			1,805 SF	8,100.00 SF			04			
Stories		Basement		Type			Exterior			
1 1/2		YES		STANDARD UNIT			STUCCO			

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of	
			07/01/2002	07/01/2003
Land:	27,270	27,270		
Improvements:	79,080	90,750		
Total:	106,350	118,020	106,350	110,240
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
HOMEOWNERS TAX CREDIT

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BALTIMORE COUNTY
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Account Identifier: District - 12 Account Number - 1218000640

Owner Information

Owner Name: DURKIN SHAWN
DURKIN THERESA
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1409 VESPER AVE
BALTIMORE MD 21222-1820
Deed Reference: 1) /15505/ 166
2)

Location & Structure Information

Premises Address
VESPER AVE

Zoning

Legal Description
LT 42,43 PT 44
KIMBERLY FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
103	10	461					42	82		7/ 127

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built
0000

Enclosed Area

Property Land Area
8,250.00 SF

County Use
04

Stories

Basement

Type

Exterior

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2002	Phase-in Assessments As Of 07/01/2003
Land:	21,060	21,060		
Improvements:	0	0		
Total:	21,060	21,060	21,060	21,060
Preferential Land:	0	0	0	0

Transfer Information

Seller: RASCHKA EMMA J	Date: 08/24/2001	Price: \$107,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /15505/ 166	Deed2:
Seller: RASCHKA JOHN E	Date: 11/20/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12508/ 1	Deed2: /12507/ 748
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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BALTIMORE COUNTY
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Account Identifier: District - 12 Account Number - 1218000641

Owner Information

Owner Name: DURKIN SHAWN
DURKIN THERESA

Use: RESIDENTIAL

Principal Residence: YES

Mailing Address: 1409 VESPER AVE
BALTIMORE MD 21222-1820

Deed Reference: 1) /15505/ 166
2)

Location & Structure Information

Premises Address
1409 VESPER AVE

Zoning

Legal Description
LT 45,46 PT 44
1409 VESPER AVE
KIMBERLY FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
103	10	461					45	82	Plat Ref: 7/ 127

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1949

Enclosed Area
749 SF

Property Land Area
8,350.00 SF

County Use
04

Stories
1

Basement
YES

Type
STANDARD UNIT

Exterior
SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	27,330	27,330		
Improvements:	41,950	50,620		
Total:	69,280	77,950	69,280	72,170
Preferential Land:	0	0	0	0

Transfer Information

Seller: RASCHKA EMMA J	Date: 08/24/2001	Price: \$107,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /15505/ 166	Deed2:
Seller: RASCHKA JOHN E	Date: 11/20/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12508/ 1	Deed2: /12507/ 748
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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BALTIMORE COUNTY
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Account Identifier: District - 12 Account Number - 1201054545

Owner Information

Owner Name: LAY MONT MAC
LAY VICKIE L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1411 VESPER AVE
BALTIMORE MD 21222-1820
Deed Reference: 1) / 6956/ 327
2)

Location & Structure Information

Premises Address			Zoning		Legal Description				
1411 VESPER AVE					LT 47,48 PT 49 KIMBERLY FARMS				
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No: Plat Ref:
103	10	461					47	82	9/ 42
Special Tax Areas			Town Ad Valorem Tax Class						
Primary Structure Built			Enclosed Area		Property Land Area			County Use	
1959			1,336 SF		8,250.00 SF			04	
Stories		Basement		Type			Exterior		
1 1/2		YES		STANDARD UNIT			SIDING		

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments	
			As Of 07/01/2002	As Of 07/01/2003
Land:	27,310	27,310		
Improvements:	74,620	86,160		
Total:	101,930	113,470	101,930	105,776
Preferential Land:	0	0	0	0

Transfer Information

Seller: ANSTINE CLARENCE A	Date: 07/10/1985	Price: \$74,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6956/ 327	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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BALTIMORE COUNTY
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Account Identifier: District - 12 Account Number - 1201054115

Owner Information

Owner Name: ANSTINE TAMMY L Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1413 VESPER AVE Deed Reference: 1) / 8419/ 195
BALTIMORE MD 21222-1820 2)

Location & Structure Information

Premises Address			Zoning		Legal Description				
1413 VESPER AVE					LT 50-51 PT 49 KIMBERLY FARMS				
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No: Plat Ref:
103	10	461					50	82	7/ 127
Special Tax Areas			Town Ad Valorem Tax Class						
Primary Structure Built			Enclosed Area		Property Land Area			County Use	
1943			1,172 SF		7,800.00 SF			04	
Stories		Basement		Type			Exterior		
1 1/2		YES		STANDARD UNIT			SIDING		

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments	
			As Of 07/01/2002	As Of 07/01/2003
Land:	27,200	27,200		
Improvements:	65,080	77,400		
Total:	92,280	104,600	92,280	96,386
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

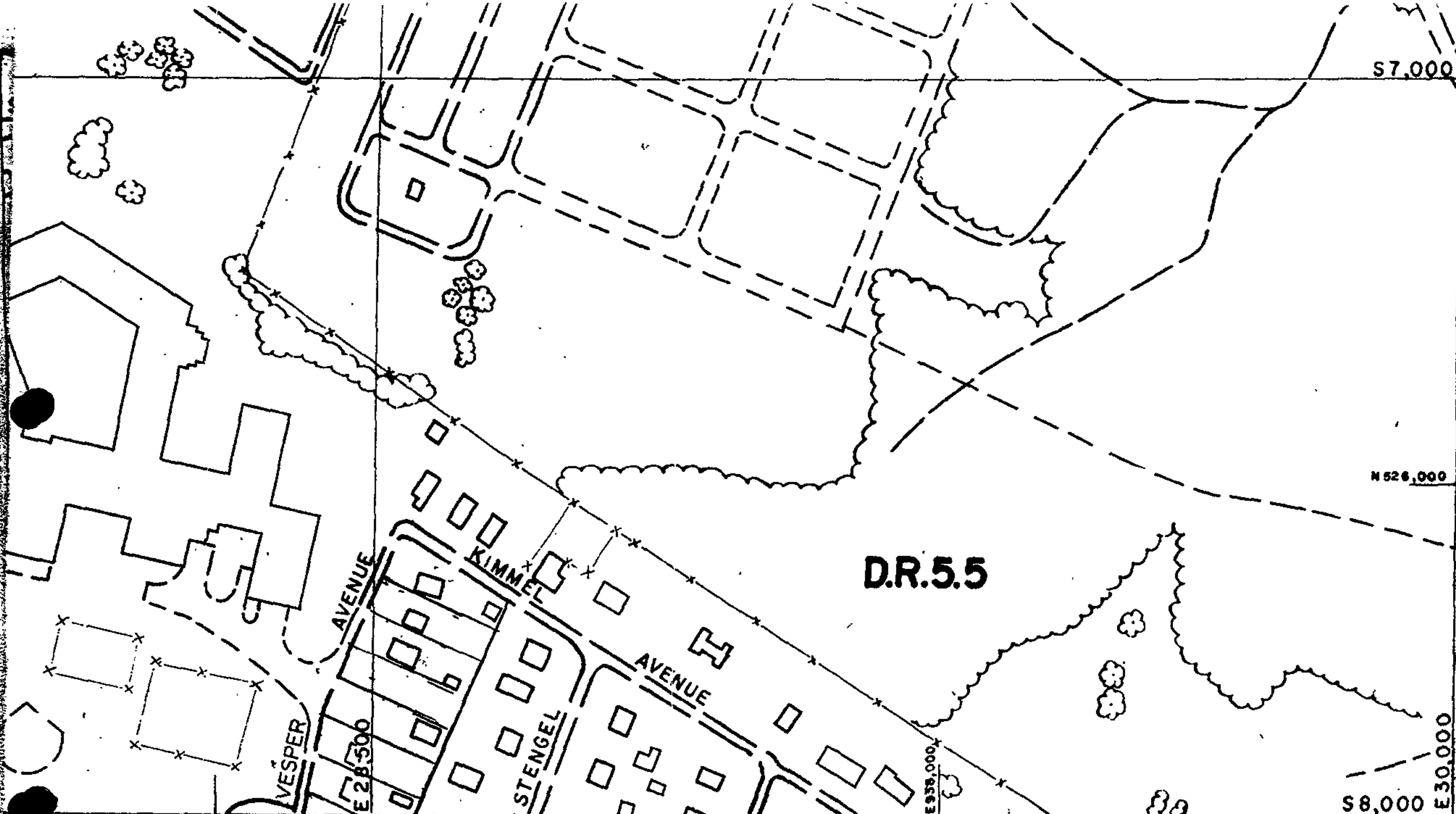
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]



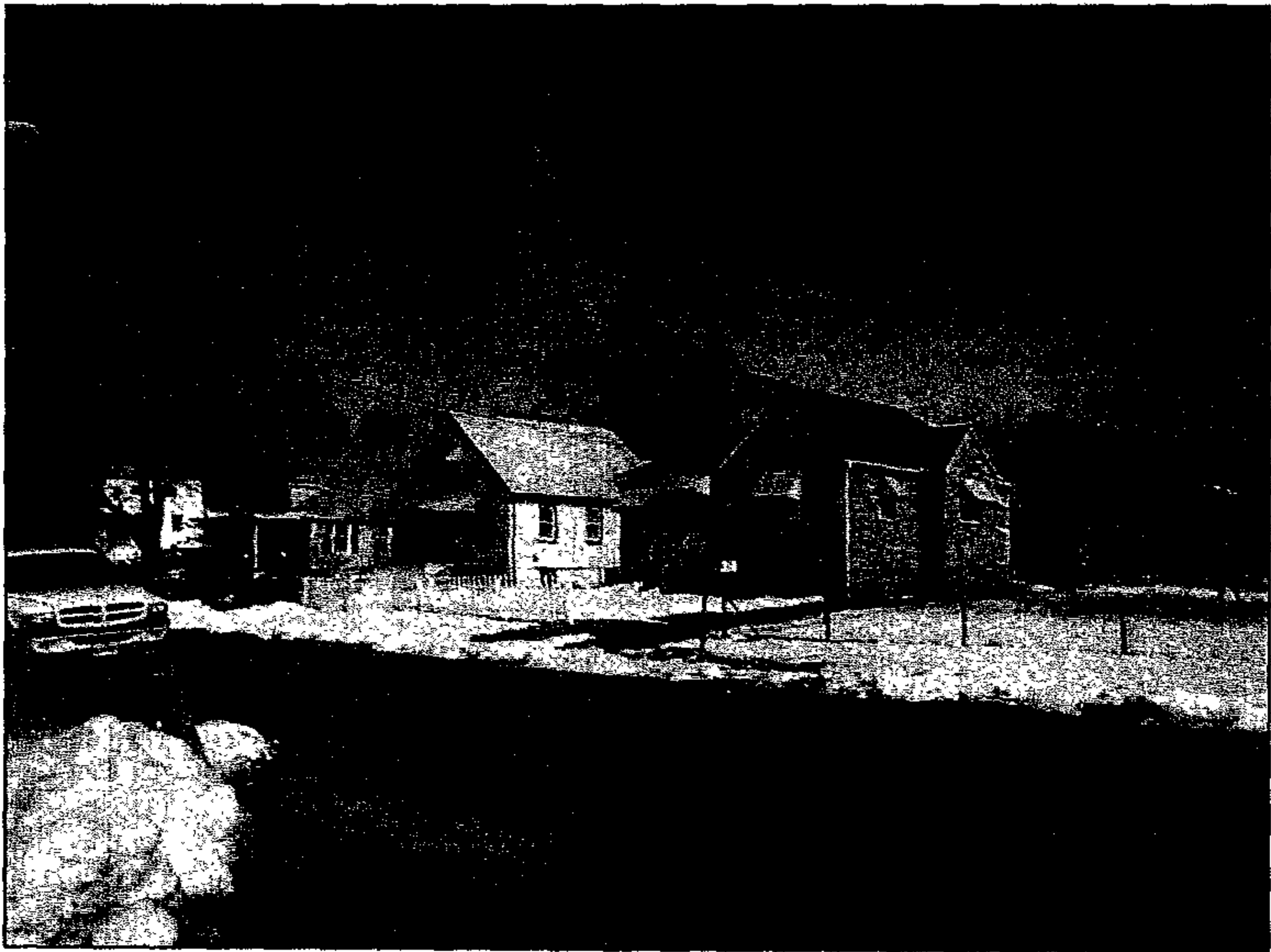
SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT	S.E 2-E
DATE OF PHOTOGRAPHY JANUARY 1986		

BY PHOTOGRAPHY UNIT, AIR FORCE PHOTOGRAPHIC CENTER, WPAFB, OHIO

03-469-A



STANDING ON VESPER AVENUE LOOKING EAST INTO PROPERTY.



LOOKING NORTH EAST AT HOME'S ADJACENT TO PROPOSED HOUSE.



STANDING ON VESPER AVENUE LOOKING SOUTH EAST AT HOME'S ADJACENT TO
PROPOSED HOUSE.



STANDING ON VESPER AVENUE IN FRONT OF PROPERTY LOOKING NORTH EAST
TOWARDS KIMMEL PROPERTY ON THE RIGHT.



STANDING ON VESPER AVENUE IN FRONT OF PROPERTY LOOKING NORTH WEST
AT HOLABIRD MIDDLE SCHOOL.

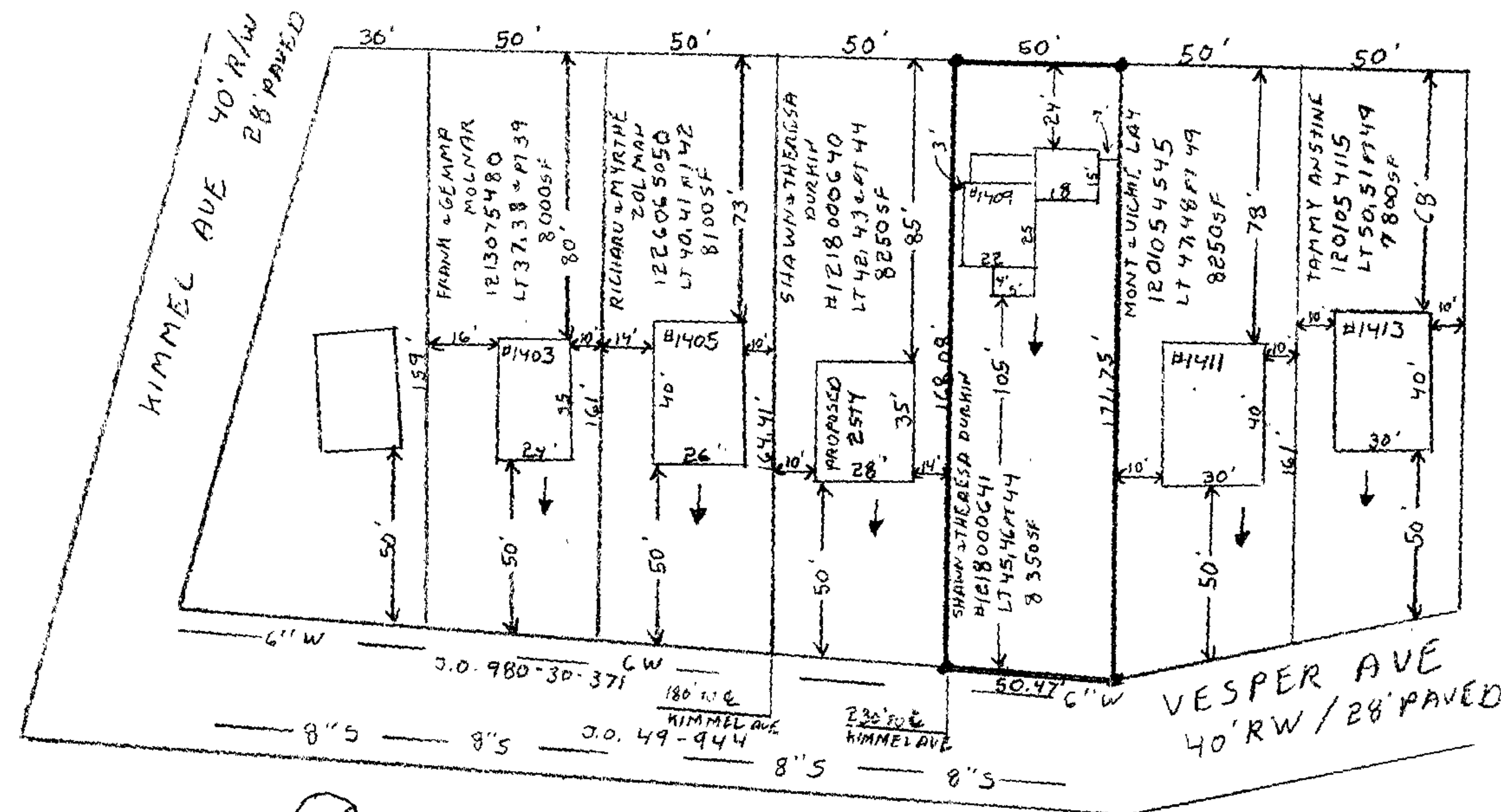
Plot to accompany Petition for Zoning ☒ Variance

PROPERTY ADDRESS: 1409 VESPER AVE

Subdivision name: KIMBERLY FARMS

Plot Book # 7 Folio # 127 Lot # 45 Section C

OWNER: SHAWN & THERESA DURKIN

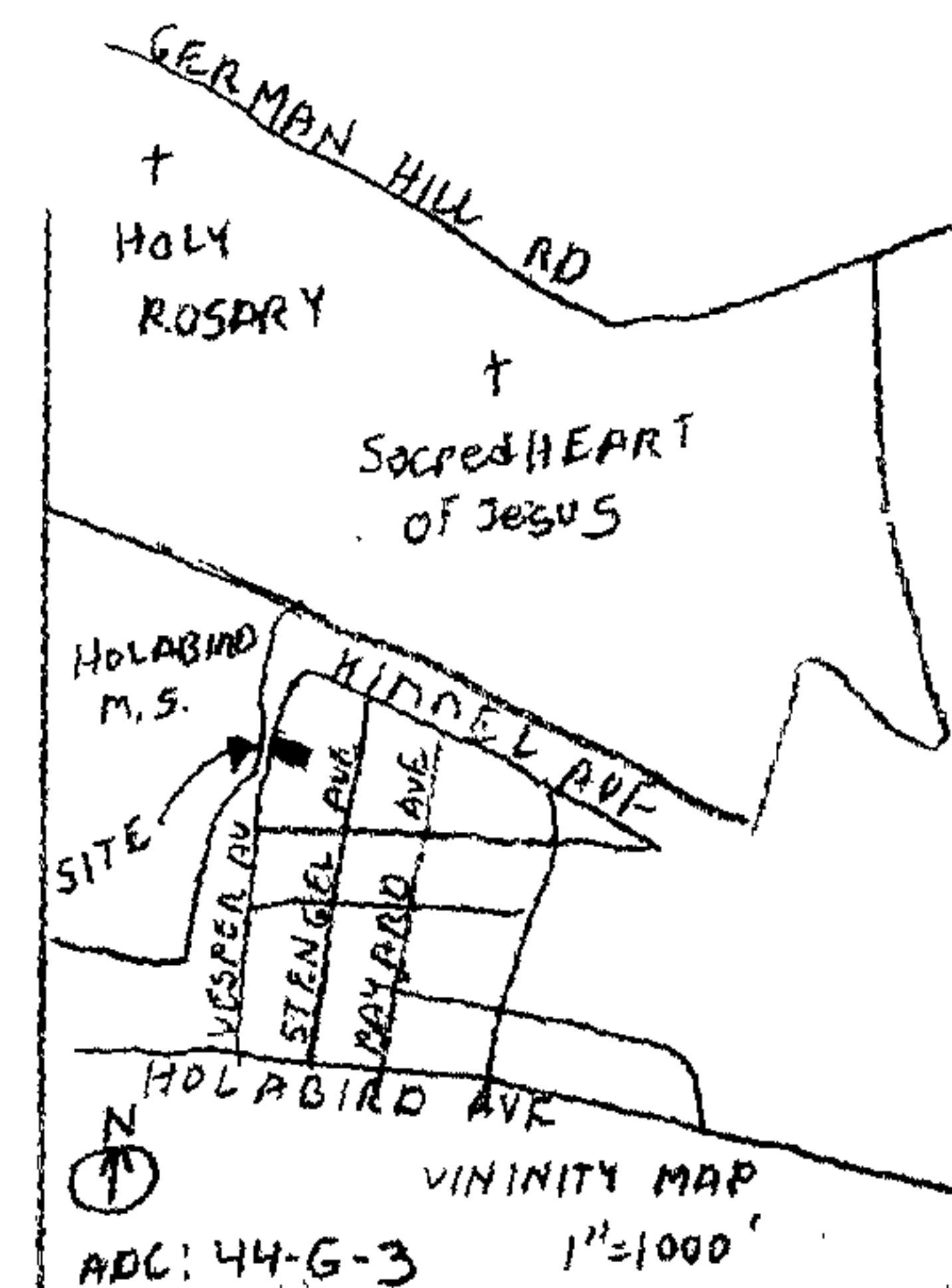


North

date: 3-21-03

prepared by: BUCK JONES

Scale of drawing: 1" = 50'



LOCATION INFORMATION

Election District: 12

Councilmanic District: 67

1"=200 scale map #: SE 2-E

Zoning: DR 5.5

Lot size: 0.19 8350
acres square feet

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM # CASE #

DTHOMPSON 470 03-470-A

SCALE	APPROVED BY	DRAWN BY
DATE		REVISED