

IN RE: PETITION FOR VARIANCE
S/S Wiseburg Road, 600' E
centerline of Bernoudy Road
7th Election District
3rd Councilmanic District
(917 Wiseburg Road)

Frederick E. Graefe
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-577-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Frederick E. Graefe. The Petitioner is requesting variance relief from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) for property he owns at 917 Wiseburg Road, which property is located in the Parkton area of Baltimore County. The variance request is to permit an accessory structure (garage) larger than the principal dwelling and to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard. In addition, he is requesting relief from Section 400.1 (B.C.Z.R.), to permit an accessory structure (existing shed) to be located in the side yard rather than the rear yard.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights: The Department of Environmental Protection and Resource Management opposes the variance if the impervious coverage exceeds 10%. Otherwise there were no ZAC comments.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief was Frederick E. Graefe, owner of the property. People's Counsel, Peter Max Zimmerman,

9/3/03
By R. J. Jester

entered the appearance of his office in this case. There were no protestants or citizens at the hearing.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

Testimony and Evidence

Variance for Accessory Building

Mr. Graefe testified that he had designed the Plan to Accompany Petition for Variance presented and accepted as Petitioner's Exhibit No. 1. The plan showed that the Petitioner owns both this lot and the lot to the east. Mr. Graefe testified that he had been living next door for the past 30 years and had spoken to all neighbors and none objected to his proposal. The subject lot is 1 acre or 43,560 sq. ft. He testified that he has been a collector of automobiles for many years and has several 1937 Fords, a 1941 Ford, 171 Ranchero, 1978 Ford truck, 1988 Mustang, along with a number of more modern vehicles. He also has antique gas pumps and campers on his property. He needs to bring onto the property a 30 foot travel trailer, which had been parked offsite before his wife died. He wishes to build a 40 x 64 (2640 sq. ft) garage to store these

vehicles and other antique items. Mr. Graefe presented at the hearing his Baltimore County building permit, Petitioner's Exhibit No. 2, for a 40 x 44 (1760 sq. ft) garage which he has almost completed on the property. He wants to add a 20 x 40 (800 sq. ft.) addition to the permitted structure to complete his quest to bring his vehicles in out of the rain. Many of these vehicles are historic (older than 25 years) and require special attention if they are to be preserved. The large travel trailer must be brought onto the property now that his wife has died.

In regard to the DEPRM comment that the impervious surfaces not exceed 10%, Mr. Graefe indicated that the existing home (1715 sq. feet), the fully expanded garage (2640 sq. ft.), and shed (100 sq. ft) would result in an impervious surface of 3,455 sq. feet and would be less than 10% of the one acre (43,560 sq. ft) lot. Consequently, DEPRM would not object to the request under these calculations. I note, however, that the Petitioner and not DEPRM did the calculations in this regard which hopefully are correct. No representative from DEPRM attended the hearing.

Variance for Accessory Building in Side Yard

Finally, Mr. Graefe asks that the existing shed on the property be allowed to remain in the side yard rather than having to raze it or move it to the rear yard. Again, he needs this existing shed to remain for storage of his collection, including antique gas pumps. He feels that it would be a hardship and practical difficulty for him to have to move the shed or raze it simply because it is located in the side yard.

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations

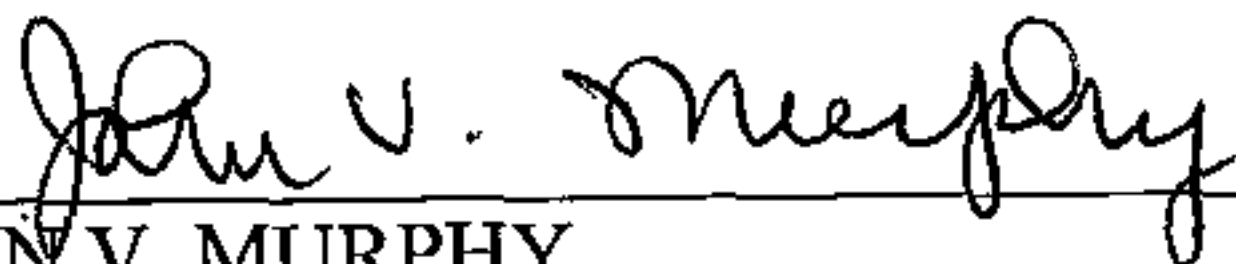
9/3/03
R. Graefe

was requested. Furthermore, I find that such variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

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 3 day of September, 2003, that the Petitioner's request for variance from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) larger than the principal dwelling and from Section 400.1 (B.C.Z.R.) to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
2. The Petitioner or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj



Baltimore County
Zoning Commissioner

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

September 3, 2003

Mr. Frederick E. Graefe, Jr.
917 Wiseburg Road
White Hall, Maryland 21161

Re: Petition for Variance
Case No. 03-577-A
Property: 917 Wiseburg Road

Dear Mr. Graefe:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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 917 Wiseburg Rd.
which is presently zoned RC-4

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) 101 to permit an accessory structure

(40'x64' garage) larger than the principal dwelling (1715 sq. ft.)
2640 sq. ft., and Section 400.1 to permit an accessory structure
(existing shed) to be located in the side yard in lieu of the required
rear yard.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

I need the additional 500 sq. ft. to my storage shed.
To store my old cars and camper and car trailer, my equipment
has sat out for 25 years I need to put it away and clean up my property.

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

Case No. 03-577-A

REV 9/15/98

Legal Owner(s):

FREDERICK E GRAEFE SR

Name - Type or Print

Signature

Name - Type or Print

Signature

917 WISEBURG RD

Address

410 357 4224

Telephone No.

WHITEHALL

City

MD

State

21161

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BK

Date 6/23/03

Exhibit A

BEGINNING for the first thereof at a point in the White Hall Road and running thence South 22 degrees east 21.75 perches to the center of a County Road, and running thence South 82 degrees East 7.46 perches to a point; thence along other land of David Dewey Yocum, single, North 20-1/2 degrees West 23.6 perches to the center of the White Hall Road, thence North 61 degrees West 7.5 perches to the place of beginning. Containing 1 acre, 1.5 perches, more or less.

BEGINNING for the second thereof at an iron pin set on the North side of Barnoudy Road as widened to 50 feet and at a point in the last or North 21 degrees 48 minutes 44 seconds West 350.85 foot line of the land which by Deed dated August 23, 1958 and recorded among the Land Records of Baltimore County in Liber GLB No. 3416, folio 582, was granted and conveyed by John T. Price and wife to Laurence E. Wirtz and wife, which said point is 30.45 feet, more or less, from the beginning of said line and running thence with said line North 21 degrees 48 minutes 44 seconds West 289.98 feet to an iron pin set on the South side of Weisburg Road as widened to 60 feet, thence binding on the South side of Weisburg Road, South 80 degrees 34 minutes 01 seconds West 100 feet, thence South 21 degrees 48 minutes 44 seconds East 173.79 feet thence South 38 degrees 17 minutes 46 seconds West 64.26 feet to the North Side of Barnoudy Road as widened to 50 feet and thence running on the North side of Barnoudy Road, South 77 degrees 17 minutes 14 seconds East 186.25 feet to the beginning. Being Lot No. 3 as shown on the Plat entitled, "Plat of Weisburg Road Lots" recorded in Plat Book WJR No. 26, folio 26.

Being the same lot of ground which by a Deed dated February 17, 1972 and recorded in Liber 5249, folio 784 was granted and conveyed by Charles F. Ritzmann and Mary Ellen Ritzmann unto Frederick E. Graefe, Jr. and Mary Jane Graefe.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25547

DATE 6/23/03 ACCOUNT 10 01 006-6150

AMOUNT \$ 65.00

RECEIVED FROM: ~~Zoning~~ Feed Crate

FOR: Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 577

CASHIER'S VALIDATION

PAID RECEIPT

RECEIVED BY: [Signature]
DATE: 6-25-2003
AMOUNT: \$65.00
FOR: Zoning Variance
OFFICE OF BUDGET & FINANCE
BALTIMORE COUNTY, MARYLAND

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: #03-577-A

917 Wiseburg Road

S/side of Wiseburg Road, 600 feet east of centerline of Bernoudy Road

7th Election District - 3rd Councilmanic District

Legal Owner(s): Frederick E. Graefe

Variance: to permit an accessory structure larger than the principal dwelling (garage) and to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard.

Hearing: Wednesday, September 3, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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

JT 8/699 August 19

C621538

CERTIFICATE OF PUBLICATION

8/21, 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 8/19, 2003.

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

J. Wilkinson

LEGAL ADVERTISING

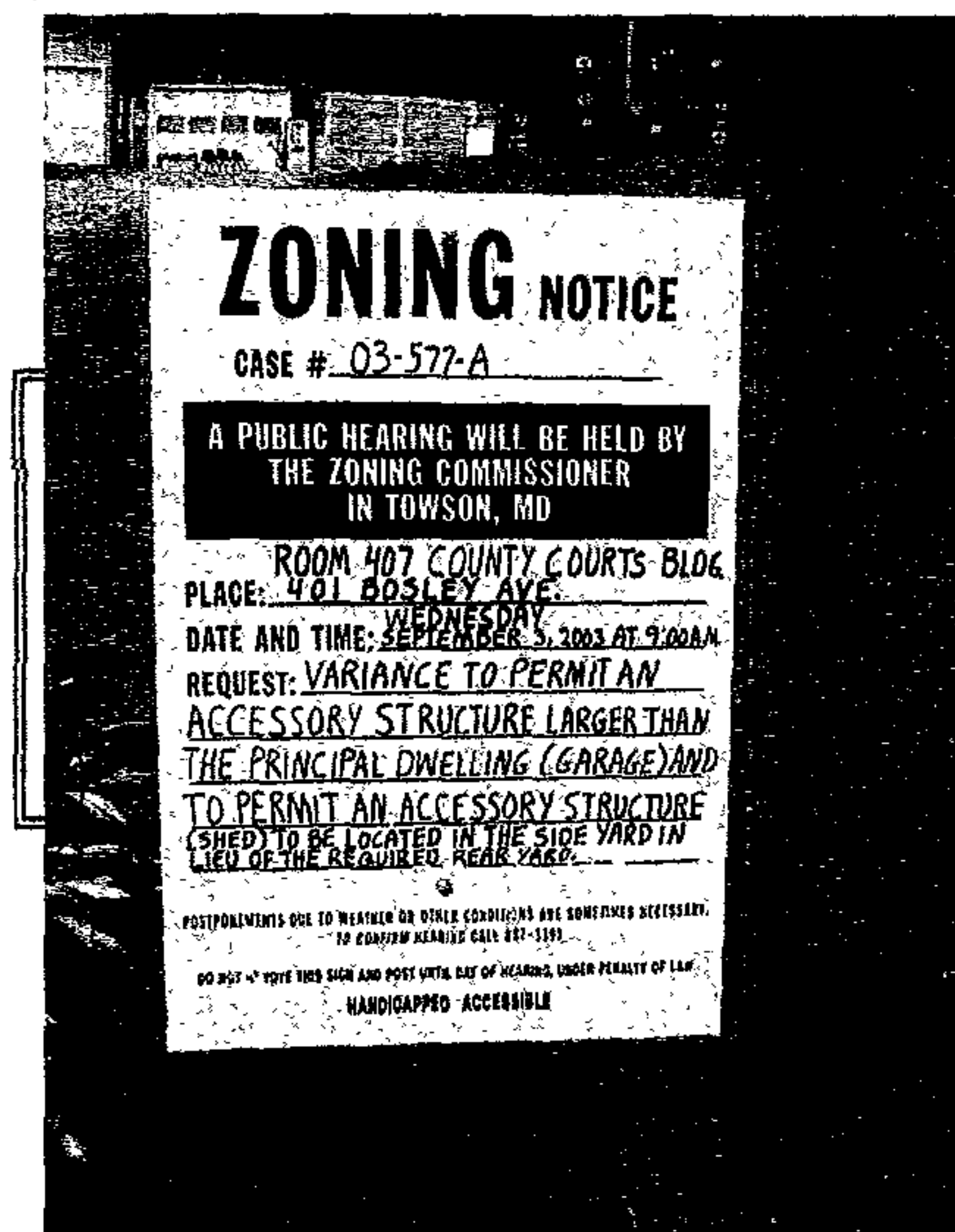
CERTIFICATE OF POSTING

Date: August 10, 2003

RE: Case Number 03-577-A
Petitioner/Developer: FREDRICK GRAEFE JR.
Date of Hearing/Closing: Sept. 3, 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 917 Wiseburg Road

The sign(s) were posted on August 7, 2003
(Month, Day, Year)



Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

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

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



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

July 7, 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: 03-577-A

917 Wiseburg Road

S/side of Wiseburg Road, 600 feet east of centerline of Bernoudy Road

7th Election District – 3rd Councilmanic District

Legal Owner: Frederick E. Graefe

Variance to permit an accessory structure larger than the principal dwelling (garage) and to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard.

Hearings: Wednesday, September 3, 2003, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Frederick Graefe, Jr., 917 Wiseburg Road, Whitehall 21161

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 19, 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.

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 19, 2003 Issue - Jeffersonian

Please forward billing to:
Fred Graefe, Jr.
917 Wiseburg Road
Whitehall, MD 21161

410-357-4224

NOTICE OF ZONING HEARING

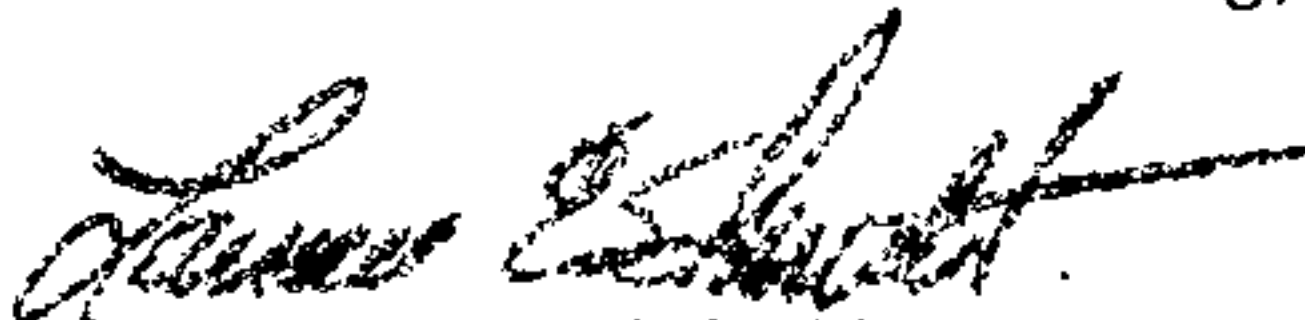
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-577-A

917 Wiseburg Road
S/side of Wiseburg Road, 600 feet east of centerline of Bernoudy Road
7th Election District – 3rd Councilmanic District
Legal Owner: Frederick E. Graefe

Variance to permit an accessory structure larger than the principal dwelling (garage) and to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard.

Hearings: Wednesday, September 3, 2003, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

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.

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: 03-577-A
Petitioner: FRED GRAEFE JR.
Address or Location: 917 WISEBURG RD WHITE HALL MD 21161

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRED GRAEFE JR.
Address: 917 WISEBURG RD
WHITE HALL MD 21161
Telephone Number: 410.357.4224

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

August 29, 2003

Frederick E. Graefe
917 Wiseburg Road
Whitehall, MD 21161

Dear Mr. Graefe:

RE: Case Number: 03-577-A, 917 Wiseburg Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 23, 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, appearing to read "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel





**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

July 1, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: June 30, 2003

Item No.: 577-580, 583-588, 590-601

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





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.1.03

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

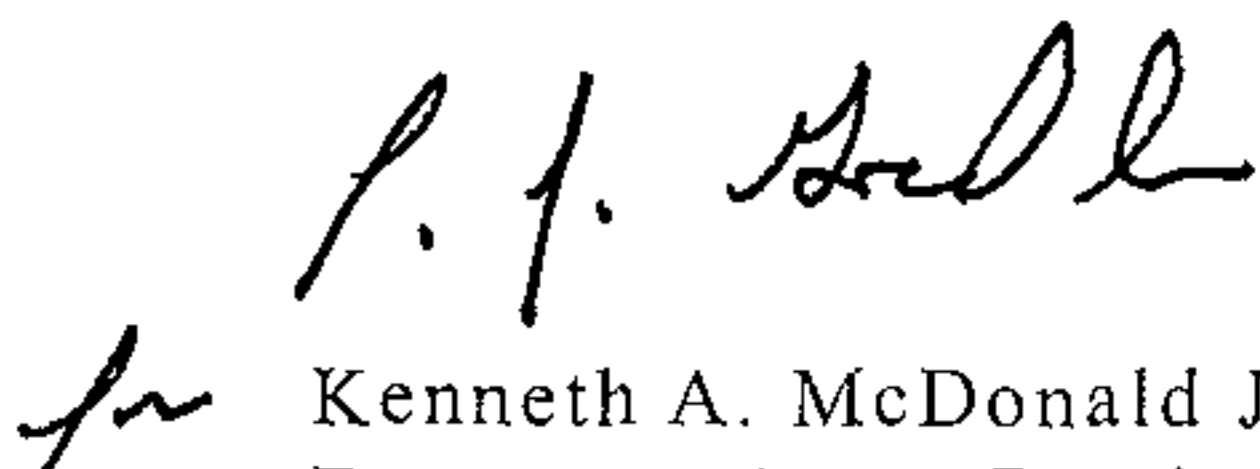
RE: Baltimore County
Item No. 577 BR

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,


for 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

Jack
9/3

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS/TCT*

DATE: August 20, 2003

SUBJECT: Zoning Item 577
Address 917 Wiseburg Road

RECEIVED

AUG 28 2003

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of June 30, 2003

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

If this exceeds the 10% of impervious coverage, this department will not support this variance.

Reviewer: Wally Lippincott

Date: August 8, 2003

gjk
9/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: July 8, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case 03-576 and 03-577

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: Kathy Schlachter

AFK/LL:MAC

RECEIVED

JUL - 9 2003

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 5, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2003
Item Nos. 577, 578, 580, 581, 587,
589, 590, 593, 594, 595, 596, 597,
598, 599, and 600

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE
917 Wiseburg Road; W/side Wiseburg Rd,
600' E c/line Bernoudy Road
7th Election & 3rd Councilmanic Districts
Legal Owner(s): Frederick E Graefe
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-577-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.

RECEIVED

JUL 03 2003

Per.....

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 3rd day of July, 2003, a copy of the foregoing Entry of Appearance was mailed to, Frederick E Graefe, 917 Wiseburg Road, Whitehall, Maryland, 21161, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

July 1, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

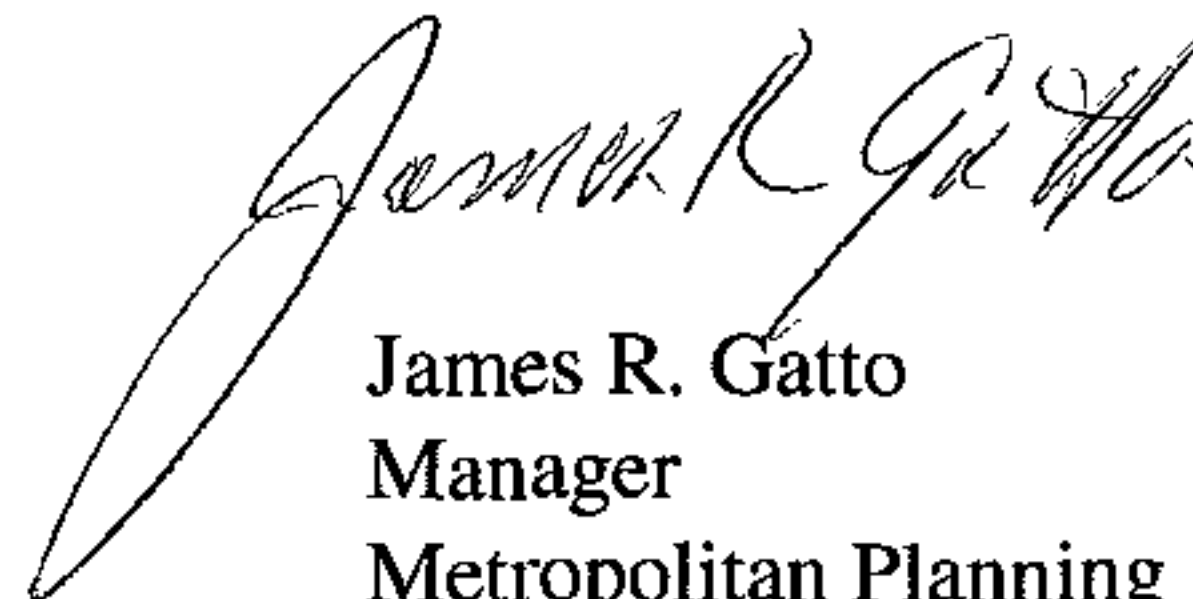
Re: **Zoning Advisory Committee Agenda, 07/07/03 re: case numbers 03-577-A, 03-578-A, 03-579-SPH, 03-580-SPHA, 03-583-A, 03-584-A, 03-585-SPHXA, 03-586-SPH, 03-587-A, 03-588-A, 03-589-SPH, 03-590-A, 03-591-A, 03-592-A, 03-593-A, 03-594-A, 03-595-SPH, 03-596-SPH, 03-597-A, 03-598-SPHA, 03-599-A, 03-600-HAS & 03-601-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/01/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup

CASE NAME 917 Kaseburg Rd
CASE NUMBER 03-577-A
DATE 9/3/03

[illegible]



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B521385 CONTROL #: MR DIST: 07 PREC: 02
DATE ISSUED: 06/06/2003 TAX ACCOUNT #: 0718035251 CLASS: 04

PLANS: CONST 0 PLOT 1 P PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 917 WISEBURG RD
SUBDIVISION: 354 NE BERNOUDY RD

OWNERS INFORMATION

NAME: GRATEFE, FREDRICK
ADDR: 915 WISEBURG RD, WHITE HALL MD 21161

TENANT:

CONTR. OWNER

ENGR:

SELLR:

WORK: CONSTRUCT POLE BLDG ON REAR PROPERTY OF
EX.SFD. TO BE USED FOR STORAGE. 40'X44'X15' -
1730SF. ACCESSORY LETTER ATCHD. CONSTR.DRUGS
ON SITE FOR INSPECTOR-WAIVE PLAND-M.S.6/6/03.

THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE

BLDG. CODE.

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & POLE BLDG

EXISTING USE: SFD

TYPE OF IMPROV: NEW BUILDING CONSTRUCTION

USE: OTHER - RESIDENTIAL

FOUNDATION: CONCRETE

BASEMENT: NONE

SEWAGE: PRIV. EXISTS

WATER: PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 1.000AC

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: 20'/32'

SIDE STR SETB:

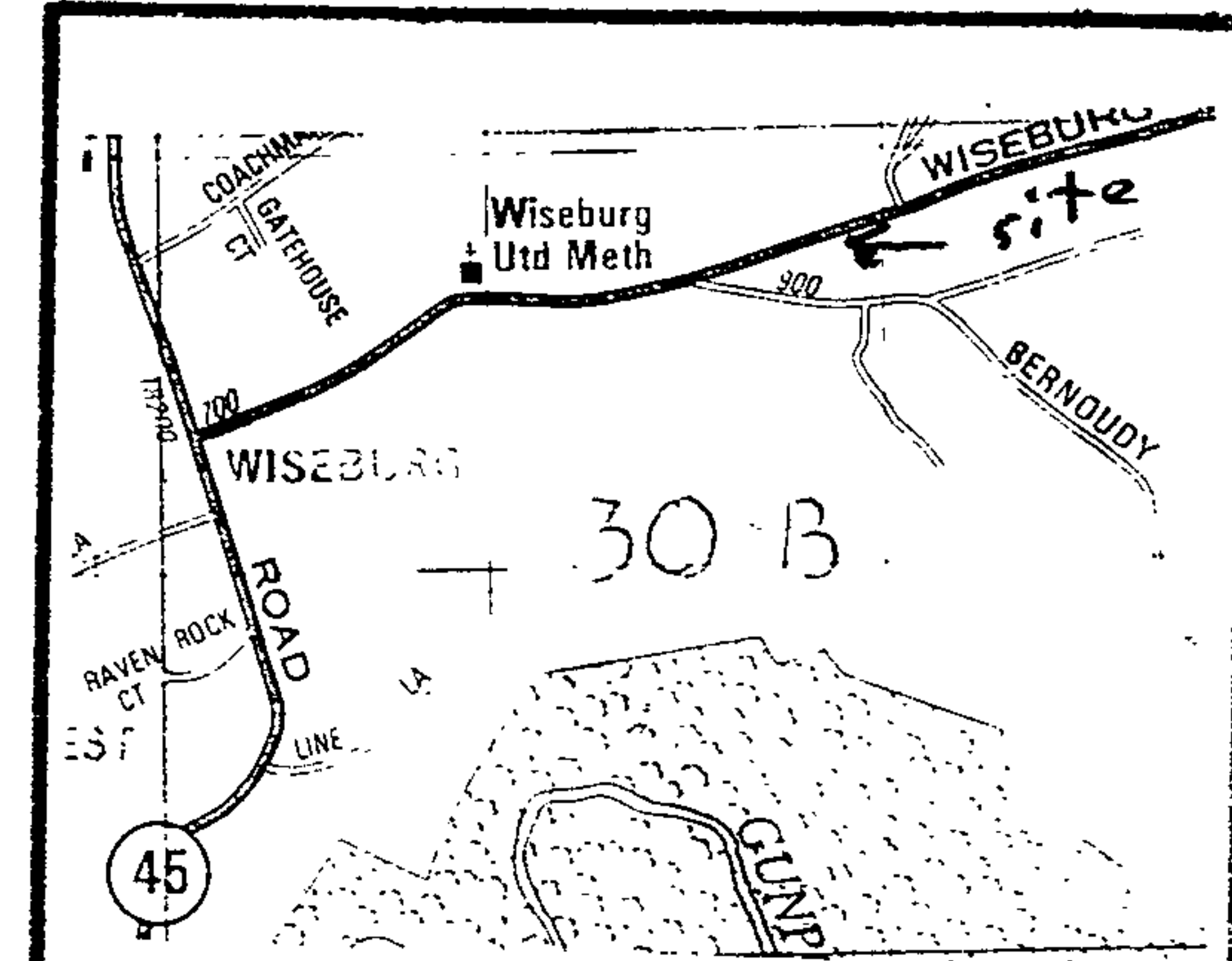
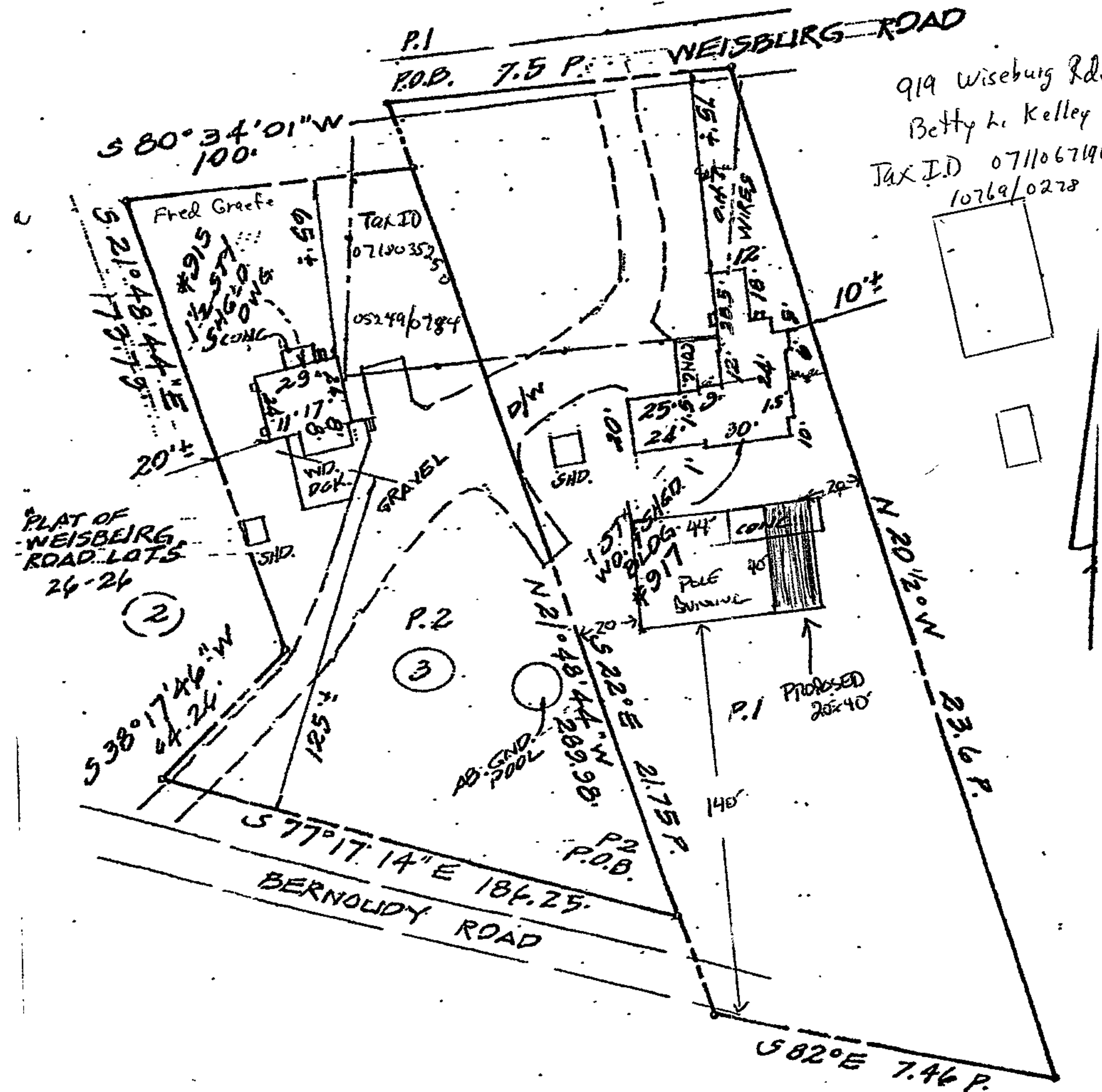
REAR SETB: 140'

[Handwritten: Pet #2]

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 917 Wiseburg Rd.
 SUBDIVISION NAME N/A
 PLAT BOOK # N/A FOLIO # N/A LOT # N/A SECTION # N/A
 OWNER Frederick Graefe

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



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 7th
 COUNCILMANIC DISTRICT 3rd
 1" = 200' SCALE MAP # NW 30-B
 ZONING Rc-4
 LOT SIZE 1.0 43,560
 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>None</u>	



PREPARED BY PEG

SCALE OF DRAWING: 1" = 50'

ZONING OFFICE USE ONLY
 REVIEWED BY _____ ITEM # _____ CASE # _____

BR | 577 | 03-577-A

Pet #1

(SHEET NW 31-8)

W 10.500

W 9.000

W 7.500

1" = 200'
Scale 20' = 1"
Map # NW 30-B

R.C. 4

R.C. 5

R.C. 5

R.C.

R.C. 5

R.C. 4

R.C. 5

R.C. 4

R.C. 4

577

WISEBURG

BERNOUDY

RD.

D D PVT.

RD.

