

IN RE: PETITION FOR VARIANCE
NE/Corner Old Frederick Road and
Devere Lane
(2110 Devere Lane)
1st Election District
1st Council District

Michael Sobzak
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-367-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Michael Sobzak, and the Contract Purchaser Joseph R. Steneman, through their attorney, Matt Parr, Esquire. The Petitioners seek relief from Sections 1B02.2.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 25 feet in lieu of the required 40 feet and to approve the subject property as an undersized lot for a proposed dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Michael Sobzak, property owner, Joseph Steneman, Contract Purchaser, and Matthew Parr, Esquire, attorney for the Petitioners. Appearing as interested citizens were Robert J. Brooks and Jerry Bray, nearby residents of the area. There were no Protestants or other interested persons present; however, a letter of opposition was received from Greg and Laura Dzingeski, who reside two doors away from the subject property on Old Frederick Road.

Testimony and evidence offered revealed that the subject property is an unimproved, rectangular shaped parcel, located on the northwest corner of Old Frederick Road and Devere Lane in Catonsville. The property is identified as Lot 65 of Graham Place, which is an older community that was platted and recorded in 1948, prior to the adoption of the current zoning regulations in

ORDER RECEIVED FOR FILING

Date

By

4/16/04
[Signature]

Baltimore County in 1955. Thus, as is often the case with property in older subdivisions, many of the lots are undersized and do not meet current area requirements. In this regard, the subject property is approximately 80 feet wide and 241 feet deep, and contains a gross area of 18,580 sq.ft., zoned D.R.2. Mr. Stenemen has contracted to purchase the property from Mr. Sobzak and he proposes developing the site with a single-family dwelling. The house will front Old Frederick Road; however, a driveway leading into the site will be constructed to provide access from Devere Lane. As shown on the site plan, the proposed house will be 48' x 40' in dimension, and located 25 feet from the right-of-way for Devere Lane. In this regard, there is apparently a 9-foot widening strip to the edge of paving for Devere Lane; thus, the proposed house will actually be 34 feet from that roadway; however, a minimum 40-foot setback is required. A front yard setback of 60 feet and a 15-foot side setback to the north will also be provided.

These setbacks are consistent with the dwelling on the adjacent lot, known as 2221 Old Frederick Road, which was recently purchased by Mr. Brooks. Mr. Brooks is not opposed to the proposed development, however, he expressed a desire that landscaping be installed between the houses to provide a buffer, and that proper downspouts/gutters be installed to insure that storm water runoff is directed away from his property. Mr. Stenemen indicated in open hearing that he would work with Mr. Brooks on both the landscaping and storm water management issues. Additionally, the parties were advised to contact the County's Department of Environmental Protection and Resource Management (DEPRM), Storm Water Management Division, to obtain input and recommendations as it relates to that issue.

After due consideration of the testimony and evidence offered, I am persuaded to grant the requested relief. The fact that the subject property is located in an older community, which was platted and recorded prior to the adoption of the current regulations, is a persuasive factor. A denial of the request would render the lot unbuildable and constitute a practical difficulty upon the Petitioner. It is also to be noted that building elevation drawings of the proposed dwelling have been reviewed and approved by the Office of Planning as being consistent with the surrounding

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Date

By

neighborhood (see Petitioner's Exhibit 2). In sum, I am persuaded that the requirements of Section 307 of the B.C.Z.R. have been met for variance relief to be granted.

Pursuant to the advertisement, posting of the property and public hearing on this Petition 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 16th day of April 2004 that the Petition for Variance seeking relief from Sections 1B02.2.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 25 feet in lieu of the required 40 feet and to approve the subject property as an undersized lot for a proposed dwelling

- 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.
- 2) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings marked as Petitioner's Exhibit 2, which have been reviewed and approved by the Office of Planning.
- 3) Proper storm drains/gutters shall be installed on the house to insure storm water runoff is diverted away from the adjacent property.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR PLANNING
Date 4/16/04
BY [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

April 16, 2004

Matthew Parr, Esquire
583 Frederick Road
Baltimore, Maryland 21228

RE: PETITION FOR VARIANCE
NE/Corner Old Frederick Road and Devere Lane
(2110 Devere Lane)
1st Election District – 1st Council District
Michael Sobzak, Owner; Joseph Steneman, Contract Purchaser - Petitioners
Case No. 04-367-A

Dear Mr. Parr:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Michael Sobzak
4069 Echo Lane, Glenville, Pa. 17329
Mr. Joseph R. Steneman, 2027 Edmondson Avenue, Baltimore, Md. 21228
Mr. Robert J. Brooks, 2221 Old Frederick Road, Catonsville, Md. 21228
Mr. Jerry Bray, 2021 Pleasant Villa Avenue, Catonsville, Md. 21228
Mr. & Mrs. Greg Dzingeski, 2219 Old Frederick Road, Catonsville, Md. 21228
Office of Planning; People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2110 DEVERE LANE
which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.C.1., 304 (BCZR)

TO PERMIT A SIDE STREET SETBACK OF 25-FEET IN LIEU OF THE
REQUIRED 40-FEET AND TO APPROVE A PROPOSED DWELLING ON
AN UNDERSIZED LOT,

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

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 Joseph R. Sterneman
Signature [Signature]
Address 2027 Edmondson Ave Telephone No. (410) 788-1534
City Balt State MD Zip Code 21228

Attorney For Petitioner: 410-455-9795 (fax)
Name - Type or Print Matt Parr

Signature [Signature]
Company Offices of Matthew A Parr
Address Frederick Road Telephone No. (410) 455-0080
City MD State MD Zip Code 21228

Case No. 04-367-A

ORDER RECEIVED FOR FILING
Date 5/9/04
By [Signature]

Legal Owner(s):

Name - Type or Print _____
Signature _____
Name - Type or Print Michael Sobzak
Signature [Signature]
Address 4069 Echo Lane Telephone No. (717) 229-2536
City Glenville State PA Zip Code 17329

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D. THOMPSON Date 2/9/04

Zoning Description

Beginning at a point on the northeast corner of the intersection of Old Frederick Road and Devere Lane and running northeasterly binding Old Frederick Road for 80 feet thence turning southeasterly and running 241 feet thence turning southwesterly and running 80 feet, thence turning northwesterly and running 241 feet binding Devere Lane back to the place of beginning. Being Lot #65, Parcel #665, Section #2 in the subdivision of Graham Place as recorded in Baltimore County Plat Book J.W.B. #14, folio #95, containing 18,580 square feet. Located in the 1st Election District, 1st Councilmanic District.

04-367-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32605

DATE 2/9/04 ACCOUNT 0010066150

AMOUNT \$ 15.00

RECEIVED FROM: JOSEPH STENEMAN

FOR: ITEM #367 04-267-A + UNDERSIZE LOT

2110 DEVERE LN. BY. D. THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS 8:11AM TIME 1PM

2/09/2004 2/09/2004 10:57:14 4

REG 4506 WALKIN KNEW FOR

>> RECEIPT # 233165 2/09/2004 0811M

REF 5 523 ZONING VERIFICATION

CR NO. 032405

Receipt Tot \$115.00

\$115.00 Tax \$1.00

Baltimore County, Maryland

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: #04-367-A

2110 Devere Lane

West corner of Old Frederick Road and Devere Lane

1st Election District

1st Councilmanic District

Legal Owner(s):

Michael Sobzak

Contract Purchaser:

Joseph Steneman

Variance: to permit a side street setback of 25 feet in lieu of the required 40 feet and to approve a proposed dwelling on an undersized lot.

Hearing: Wednesday, April 7, 2004 at 10:00 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) 887-4385.

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

UT/3/769 Mar 23 C655957

CERTIFICATE OF PUBLICATION

3/23/2004

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 3/23/2004.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-367-A

Petitioner/Developer: JOSEPH STENEMAN

Date of Hearing/ Closing: APRIL 7, 2004

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

Attention: 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 # 2110 DEVERE LANE

The sign(s) were posted on MARCH 22, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

ZONING NOTICE

CASE # 04-367-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 407 COUNTY COURTS BUILDING
401 BOSLEY AVENUE
TOWSON, MD 21204

DATE AND TIME: WEDNESDAY, APRIL 7, 2004
AT 10:00 A.M.

REQUEST: VARIANCE TO PERMIT A SIDE
STREET SETBACK OF 25 FEET IN LIEU
OF THE REQUIRED 40 FEET AND TO
APPROVE A PROPOSED DWELLING ON AN
UNDERSIZED LOT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE





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

February 27, 2004

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: 04-367-A

2110 Devere Lane
N/east corner of Old Frederick Road and Devere Lane
1st Election District – 1st Councilmanic District
Legal Owner: Michael Sobzak
Contract Purchaser: Joseph Steneman

Variance to permit a side street setback of 25 feet in lieu of the required 40 feet and to approve a proposed dwelling on an undersized lot.

Hearing: Wednesday, April 7, 2004, at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Matt Parr, 583 Frederick Road, Baltimore 21228
Michael Sobzak, 4069 Echo Lane, Glenville PA 17329
Joseph Steneman, 2027 Edmondson Avenue, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 23, 2004.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 23, 2004 Issue - Jeffersonian

Please forward billing to:
Joseph Steneman
2027 Edmondson Avenue
Baltimore, MD 21228

410-788-1534

NOTICE OF ZONING HEARING

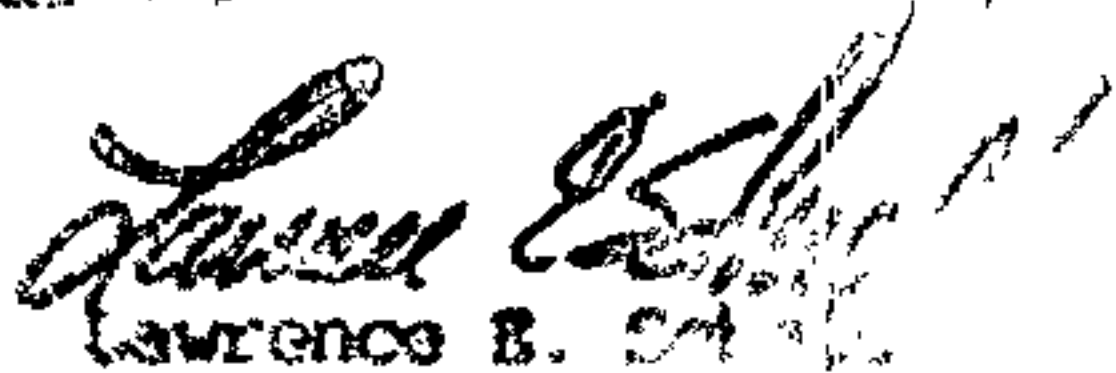
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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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: 04-367-A
Petitioner: STENEMAN
Address or Location: 2110 DEVERE LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH R. STENEMAN
Address: 2027 EDMONDSON AVE.
BALTO. MD 21228
Telephone Number: 410-788-1534

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

March 31, 2004

Matt Parr
Law Offices of Matthew J. Parr
583 Frederick Road
Baltimore, Maryland 21228

Dear Mr. Parr:

RE: Case Number: 04-367-A, 2110 Devere Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 9, 2004.

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, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Michael Sobzak 4069 Echo Lane Glenville PA 17329
Joseph R. Steneman 2027 Edmondson Avenue Baltimore 21228

Visit the County's Website at www.baltimorecountyonline.info

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

February 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: February 23, 2004

Item No.: (367)-375

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.

6. 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

Visit the County's Website at www.baltimorecountyonline.info





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2.24.04

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

RE: Baltimore County
Item No. 367 DT

Dear Ms. Matthews:

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *rms*

DATE: March 22, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 23, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-365

04-367

04-368

04-370

04-371

04-372

05-375

Reviewers: Sue Farinetti, Dave Lykens

4/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 2, 2004

RECEIVED

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

MAR 8 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-367 and 4-374**

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:

John F. Sullivan

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 15, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 1, 2004
Item Nos. 365, 367, 368, 370, 371,
372, 373, and 375

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

RWB:CEN:jrb

cc: File

INTER-OFFICE CORRESPONDENCE 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. 04-267-A

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

Residential Processing Fee Paid
(\$50.00)

Accepted by D. THOMPSON
Date 2/9/04

RE: Undersized Lots

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:

Print Name of Applicant Joseph R. Steneman Address 2027 Edmondson Ave Bk 21228 Telephone Number 410-788-1534
Lot Address 2110 DEVERE LANE Election District 1 Councilmanic District 1 Square Feet 18,580
Lot Location. NE S W side/corner of Old Frederick Rd and Devere Ln feet from N E S W corner of _____
(street) (street)
Land Owner Michael Sobzak Tax Account Number 0119610010
Address: 4069 Echo Ln Glenville, PA 17329 Telephone Number (717) 229-2536

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)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>D.R. 2</u>	☐	☐

TO BE FILLED IN BY THE OFFICE OF PLANNING AND COMMUNITY CONSERVATION

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on requirement

Post-It® Fax Note 7671		Date <u>3/3/04</u> # of pages <u>1</u>
To <u>Donna Thompson</u>	From <u>Lynn Lanher</u>	
Co./Dept. <u>Zoning</u>	Co. <u>Planning</u>	
Phone # <u>2624</u>	Phone # <u>3400</u>	
Fax # <u>2624</u>	Fax #	

Signed by Lynn Lanher
for the Director, Office of Planning and Community Conservation

FEB 17 2004

Date 3/3/04

Revised 2/05/02

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

RE: PETITION FOR VARIANCE
2110 Devere Lane; NE corner of Old
Frederick Road & Devere Lane
1st Election & 1st Councilmanic Districts
Legal Owner(s): Michael Sobzak
Contract Purchaser(s): Joseph R Steneman
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 04-367-A

* * * * *

REVISED 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

MAR 15 2004

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 15th day of March, 2004, a copy of the foregoing Revised Entry of Appearance was mailed to Michael Sobzak, 4069 Echo Lane, Glenville, PA 17329 and Joseph R. Steneman, 2027 Edmondson Avenue, Baltimore, MD 21228, Petitioner(s) since the original Entry of Appearance was sent back while attempting delivery to Matt Parr, Esquire at 583 Frederick Road, Baltimore, MD 21228, a copy of the sent back envelope is attached.

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

4/7

2219 Old Frederick Road
Catonsville, MD 21228
April 7, 2004
RE: CASE NUMBER: 4-367-A

Department of Permits and Development Management
Zoning Office
First Council District

To whom it may concern:

We are writing to you regarding the zoning hearings for 2110 Devere Lane, case number 4-367-A.
We are **OPPOSED** to this proposal.

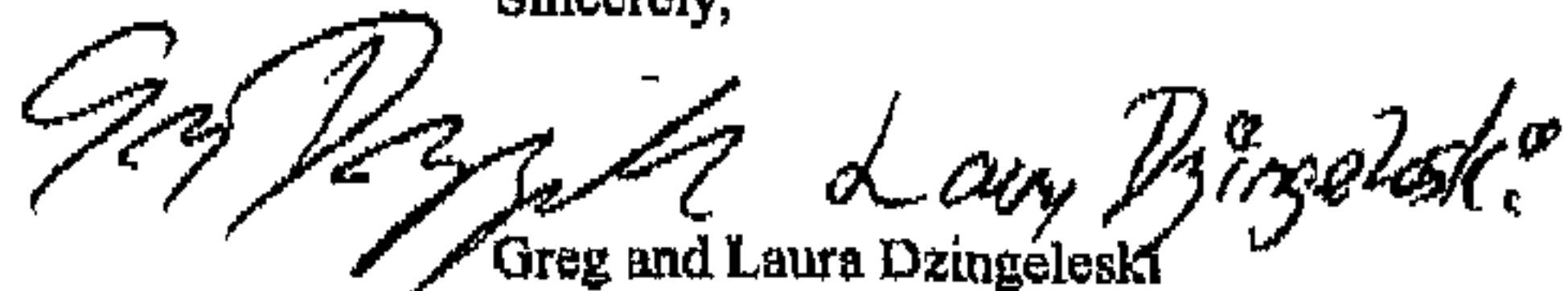
The property in question is not large enough for a home. It is an extremely narrow piece of land, and it is too close to the neighboring property on Old Frederick Road. The neighbors on Old Frederick Road had even offered to buy the property because it is too small for another home to be built there.

It was our understanding that the land at the corner of Devere and Old Frederick was not intended to be used for a dwelling. The property was originally purchased with the knowledge that building upon it was not permitted. This is an attempt to squeeze more value out of the property at the expense of the neighborhood. This neighborhood has given much in past years to build a school across the street from the lot in question. This variance will further damage the character of the neighborhood.

We ask that you do NOT grant this variance or allow permission for a dwelling.

Thank you for your time.

Sincerely,

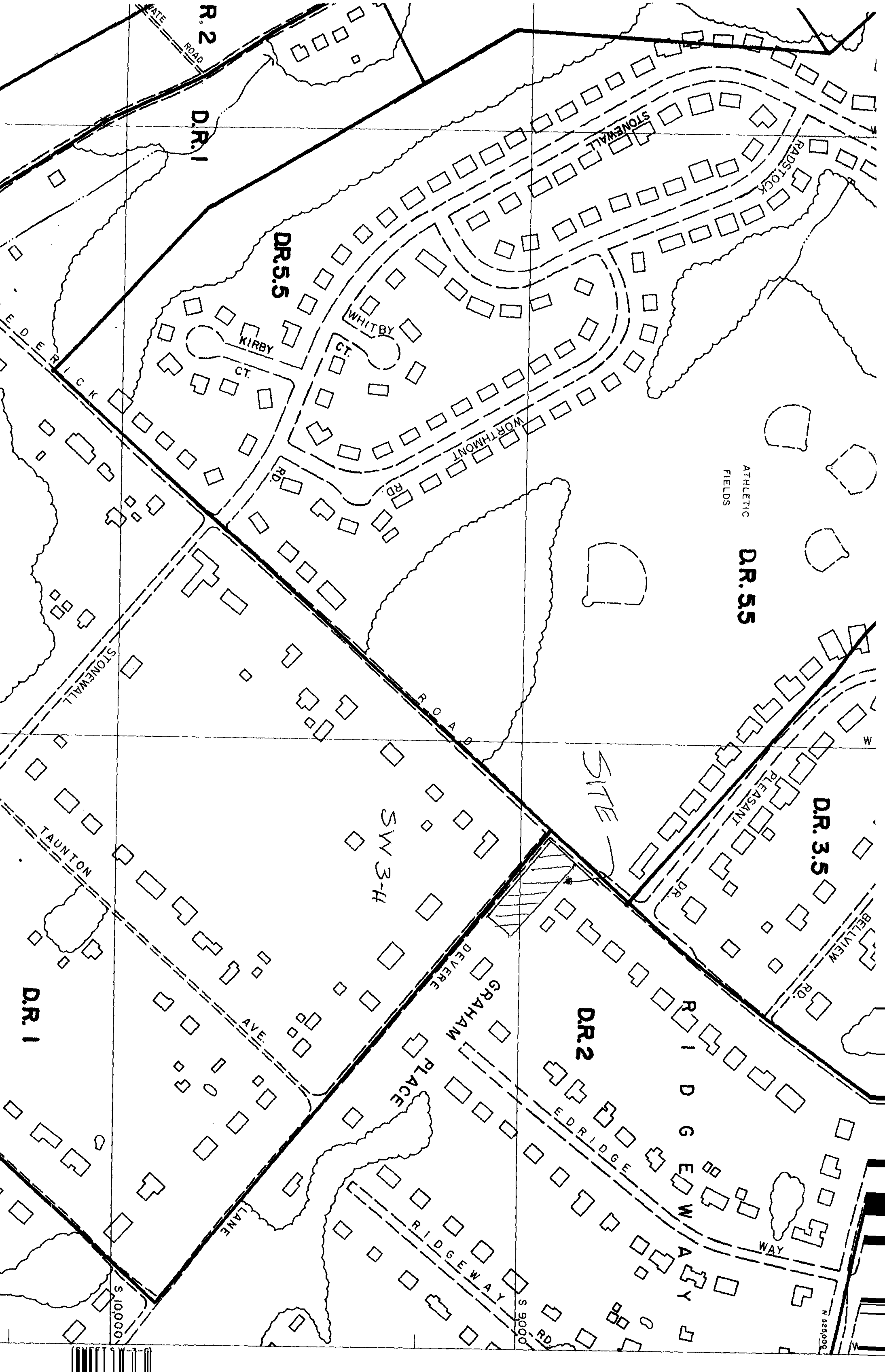

Greg and Laura Dzingeski

CASE NAME 4-367 2110 Devere
CASE NUMBER 4-367-A Lane
DATE 4/7/04

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]



ATHLETIC
FIELDS

D.R. 3.5

D.R. 2

D.R. 5.5

D.R. 1

D.R. 1

10000

9000

525000

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

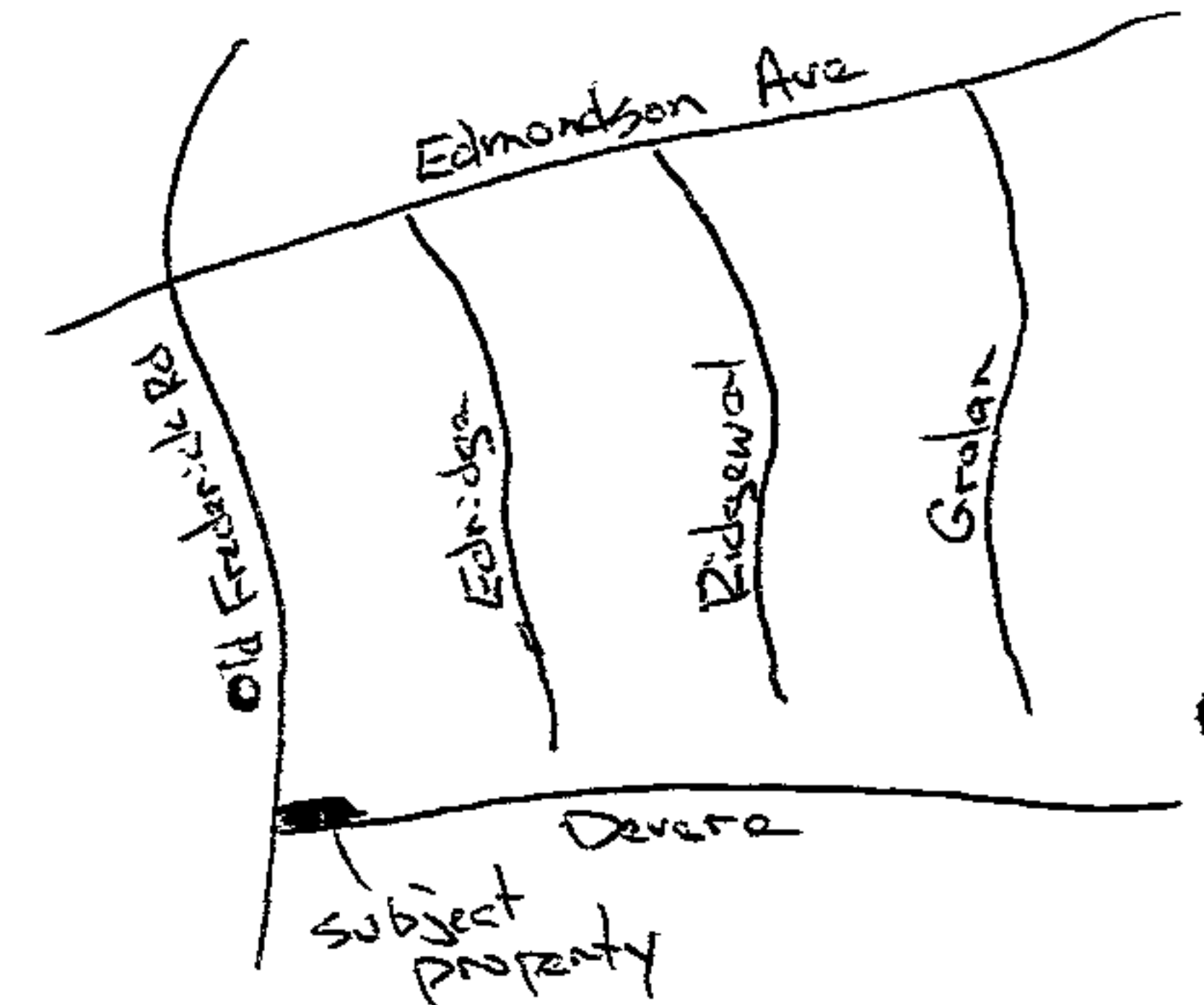
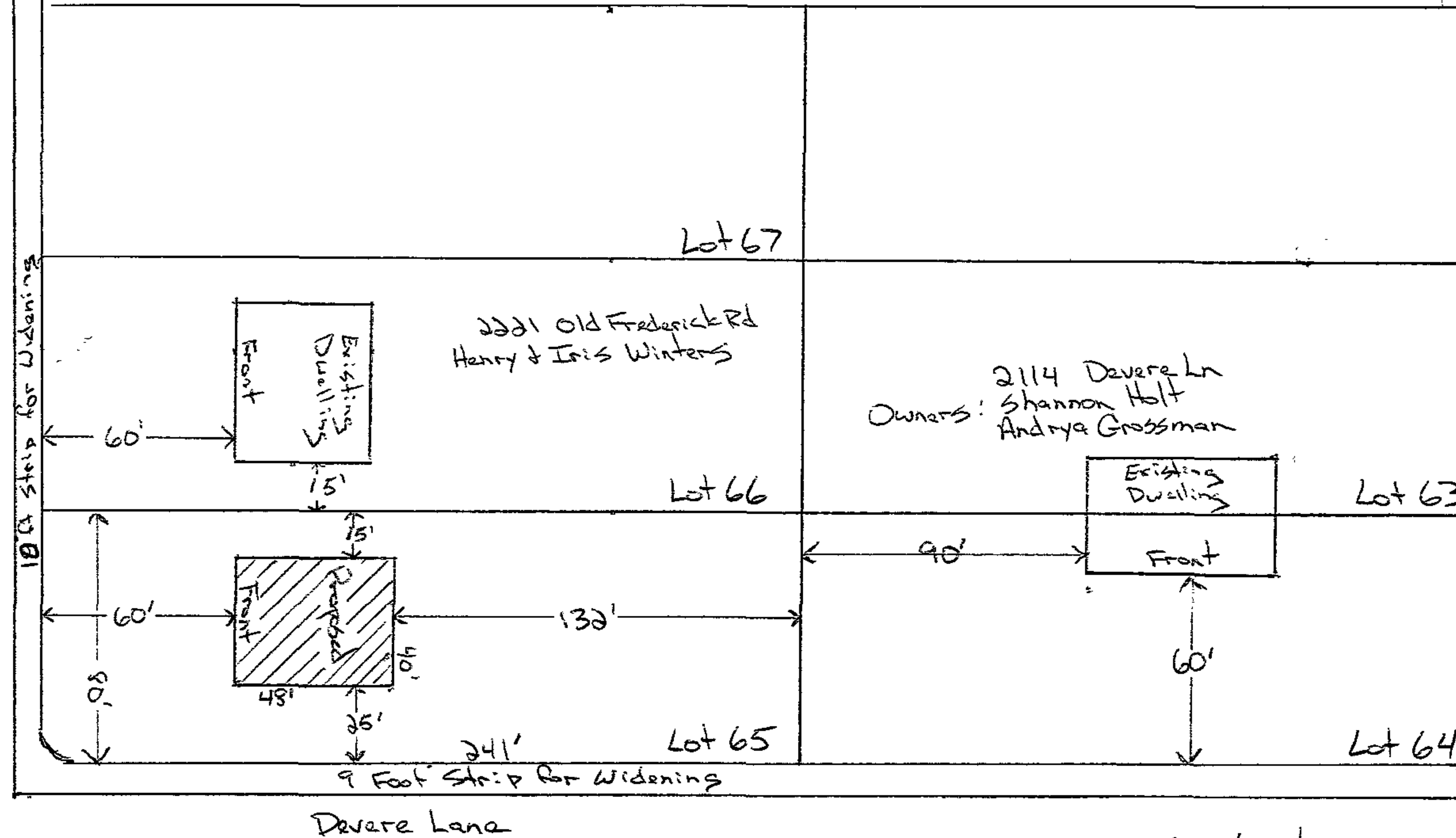
SUBDIVISION NAME: GRAHAM PLACE

PLAT BOOK # JWB#14 FOLIO # 95 LOT# 65 SECTION: 2

OWNER: SOBCZAK



Old Frederick Rd
10' Strip for Widening



VICINITY MAP SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT: 1

COUNCILMANIC DISTRICT: 1

1" = 200' SCALE MAP # S.W. 3-H

ZONING: DR-2

LOT SIZE: .43 ac 18,580 sq ft

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
	YES	NO
CHES. BAY AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY	☐	☒
PRIOR PUBLIC HEARING	NO	

ZONING OFFICE USE ONLY

REVIEWED BY ITEM# CASE#

D. THOMPSON | 367104-367-A

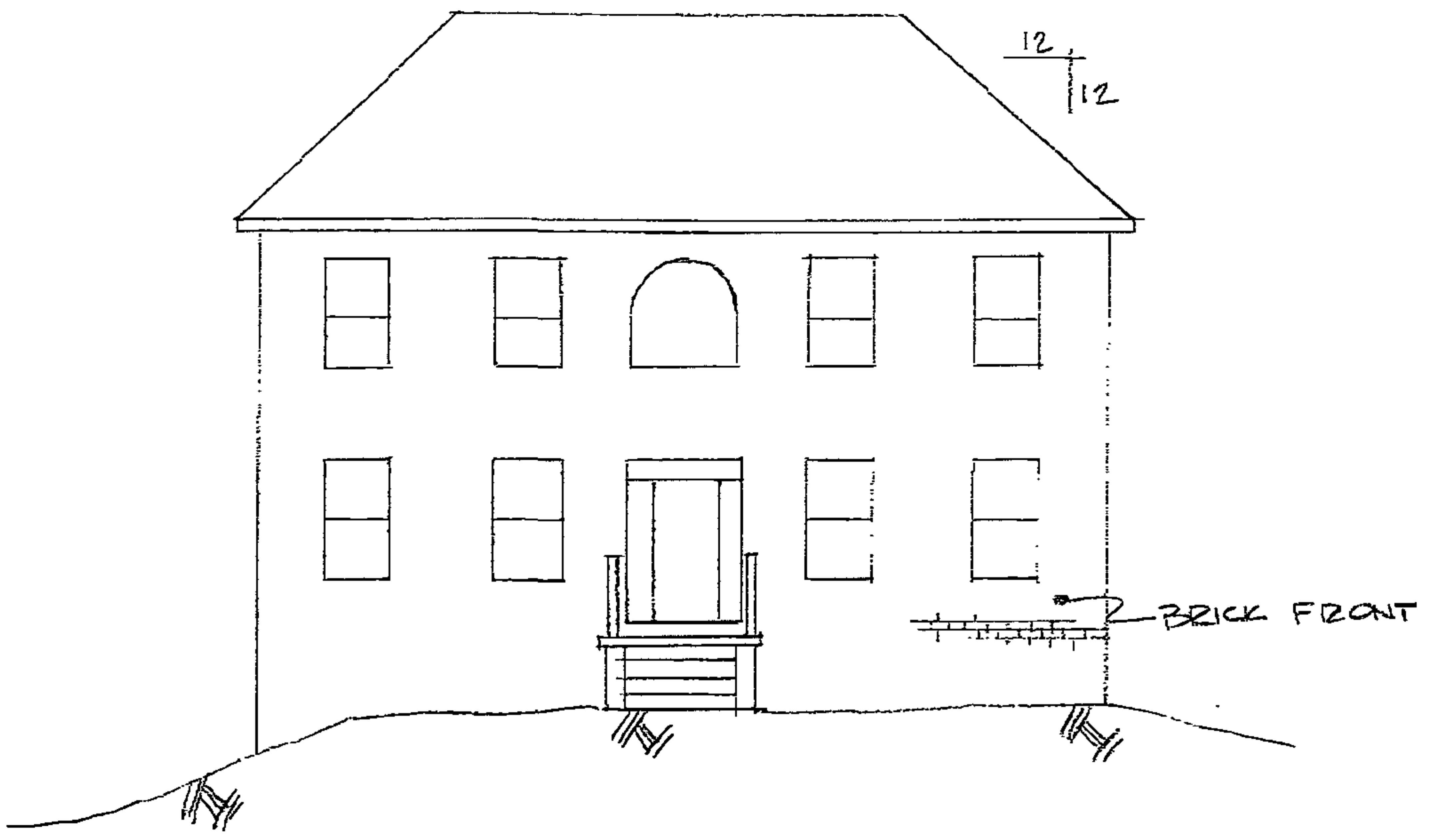
PREPARED BY: JOE STENEMAN - CONTRACT PURCHASER

SCALE: 1" = 50'

Noted



Received Time Feb. 6. 3:15PM



FRONT ELEVATION $\frac{1}{8}'' = 1'-0''$

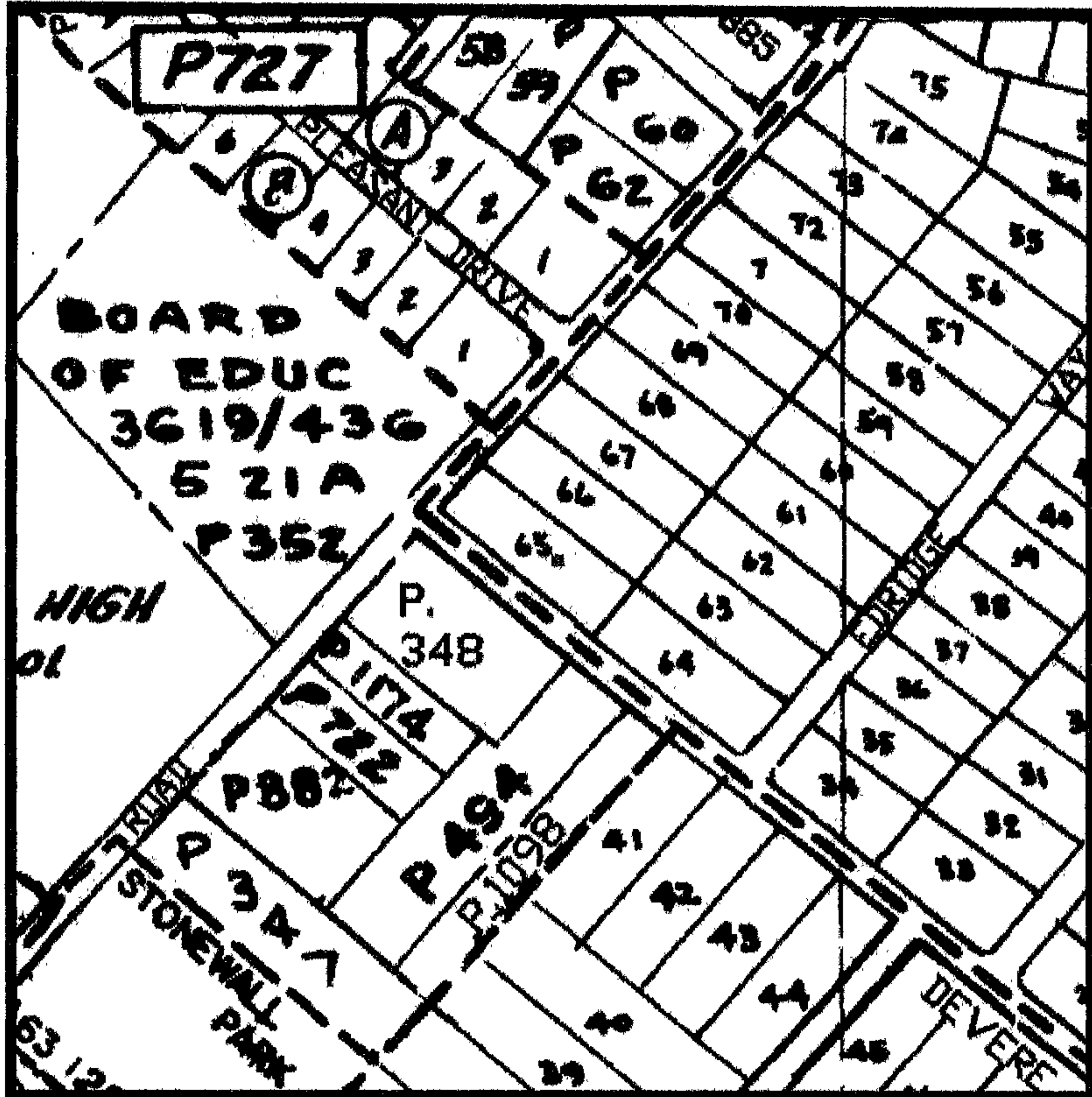
Red No 2



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BALTIMORE COUNTY
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District - 01Account Number - 0119610010



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Ad No 3