

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SW side of Klausmier Road, 2,250 feet		
NW of Belair Road	*	DEPUTY ZONING
11 th Election District		
5 th Councilmanic District	*	COMMISSIONER
(4003 Klausmier Road)		
	*	FOR BALTIMORE COUNTY
Ambrose Wetzelberger		
<i>Petitioner</i>	*	Case No. 08-372-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Ambrose Wetzelberger Brett M. Schneider for property located at 4003 Klausmier Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (garage) with a building height of 24 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct a detached garage measuring 45 feet x 35 feet x 24 feet in size. The proposed garage will have a second floor to be used as a storage area. The existing home has two bedrooms and little storage area. The garage will allow the vehicles to be protected and out of the weather. The primary structure was built in 1958 and contains approximately 720 square feet. Petitioner received building permit #B687387 on February 14, 2008 to construct a one-story addition of approximately 400 square feet to be used as a den.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated March 13, 2008 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for

FILED RECEIVED FOR FILED
 3-17-08
 [Signature]

commercial purposes. The proposed driveway location should be shown on the site plan, screen the western property line with vegetation, and building elevations should be reviewed prior to building permit.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 22, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 17th day of March, 2008 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (garage) with a building height of 24 feet in lieu of the maximum allowed 15 feet is hereby GRANTED, subject to the following:

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


ORDER RECEIVED FOR PLANS

3.17.08

PT

- 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 convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
 3. The accessory structure shall not be used for commercial purposes.
 4. Show the proposed driveway location that will service the proposed garage.
 5. Screen the western property line with year round vegetation.
 6. Prior to the issuance of any building permits, building elevations shall be submitted for review and approval to the Office of Planning.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILED

3-17-08

p3



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4003 KLAUSMIRE RD
which is presently zoned RESIDENTIAL DR3.5

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)

400.3, BcZR, to permit a proposed accessory building (garage) with a building height of 24 feet in lieu of the maximum allowed 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print AMBROSE WETZEL BERGER
Signature *Ambrose Wetzel Berger*
Name - Type or Print _____
Signature _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

4003 KLAUSMIRE RD 410.529-9749
Address Telephone No.
NOTTINGHAM MD 21236
City State Zip Code

Representative to be Contacted:

Name BENJAMIN K STOLTZFUS
Address 1124 GOSHEN MILL RD 717.548.4179
Telephone No.
PEACH BOTTOM PA 17563
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 08-372-A
REV 10/25/01
3-17-08
pm

Reviewed By JNP Date 2/14/08
Estimated Posting Date 2/24/08

Affidavit in Support of Administrative Variance

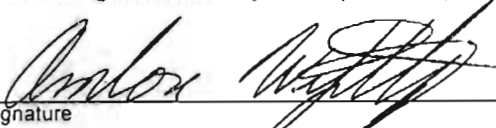
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4003 KLAUSMIER RD
Address
NOTTINGHAM MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. WE NEED 24' HEIGHT FOR 2ND FLOOR STORAGE AREA ABOVE GARAGE. HOUSE HAS 2 BEDROOM'S VERY SMALL STORAGE
2. STORAGE OF ALL VEHICAL'S OUT OF THE WEATHER

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature
AMBROSE WETZELBERGER
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 21st day of December, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Ambrose Wetzelberger
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires June 2009

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Address
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City State Zip Code

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2. STORAGE OF ALL VEHICLES OUT OF THE WEATHER

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ambrose Wetzelberger
Signature
AMBROSE WETZELBERGER
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of December, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ambrose Wetzelberger
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires June 2009



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4003 KLAUSMIRE RD 21236
which is presently zoned RESIDENTIAL DR3.5

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) 400.3, BCZR, to permit a proposed

accessory building (garage) with a building height of 24 feet in lieu of the maximum allowed 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

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):

AMBROSE WENTZEL BERGER
Name - Type or Print

Ambrose Wentzel Berger
Signature

Name - Type or Print

Signature

4003 KLAUSMIRE RD 410529-9749
Address Telephone No.

NOTTINGHAM MD 21236
City State Zip Code

Representative to be Contacted:

BENJAMIN K STOLTZFUS
Name

1124 GOSHEN MILL RD 717548 4179
Address Telephone No.

PEACH BOTTOM PA 17563
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. DR-372-A

Reviewed By JNP Date 2/14/08

REV 10/25/01 3-17-08

Estimated Posting Date 2/24/08

P3

ZONING DESCRIPTION

Zoning Description For 4003 Klausmier Road

Beginning at a point on the southwest side of Klausmier Road which is 50 feet wide at the distance of 2,250 feet northwest of the centerline of the nearest improved intersecting street Belair Road which is 80 feet wide.

As Recorded in Deed Liber 12863, Folio 218 with the following metes and bounds: 100.00 feet measured north 72 degrees 24 minutes 24 seconds west; south 17 degrees 35 minutes 36 seconds west 400.00 feet; south 72 degrees 24 minutes 24 seconds east 100.00 feet; north 17 degrees 35 minutes 36 seconds east 400.00 feet to the place of beginning. Containing 40,000 square feet. Also known as 4003 Klausmier Road and located in the 11th Election District, 5th Councilmanic District.

08-372-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **1055**

Date: **2/14/08**

PAID RECEIPT

BUSINESS ACTUAL TIME
 2/14/2008 2/14/2008 10:00:54
 RECEIPT # 433109 2/14/2008
 5 329 JUDGE VERIFICATION
 RECEIPT
 Recpt Tot \$65.00
 1.00 CL \$100.00 CA
 \$35.00- 15
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept. Catg	BS Acct	Amount
100	006			610				65.00

Total: **65.00**

Rec From: **Ambrose Wetzel Berger**

For: **Adm. Expense - 4003 Klavins Rd.**
07-272-A (Wetzel Berger)

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-372-A
TO PERMIT A PROPOSED
NECESSARY BUILDING (GARAGE)
WITH A BUILDING HEIGHT OF 24
FEET IN LIEU OF THE MAXIMUM
ALLOWED 15 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON WEDNESDAY MARCH 10, 2008
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD 21284

TEL. 887-3391

SEE ME: MONDAY THROUGH FRIDAY 9:00 AM TO 5:00 PM, TUESDAY 9:00 AM TO 12:00 PM, WEDNESDAY 9:00 AM TO 4:00 PM, THURSDAY 9:00 AM TO 4:00 PM, FRIDAY 9:00 AM TO 4:00 PM

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No: 08-372-A

Petitioner/Developer: AMBROSE WETZELBERGER

Date Of Hearing/Closing: 3/10/08

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

Attention:

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 at 4003 KLAUSMIER ROAD

This sign(s) were posted on February 22, 2004
(Month, Day, Year)

Sincerely,

Martin Ogle 2/22/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 372 -A Address 4003 Klausmier Road

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

Filing Date: 2/14/08 Posting Date: 2/24/08 Closing Date: 3/10/08

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

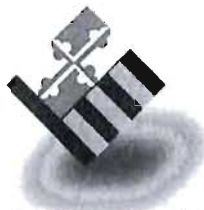
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 372 -A Address 4003 Klausmier Road

Petitioner's Name Ambrose Wetzelberger Telephone 410-529-9749

Posting Date: 2/24/08 Closing Date: 3/10/08

Wording for Sign: To Permit a proposed accessory building (garage) with a building height of 24 feet in lieu of the maximum allowed 15 feet.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

March 10, 2008

Ambrose Wetzelberger
4003 Klausmier Road
Nottingham, MD 21236

Dear Mr. Wetzelberger:

RE: Case Number: 08-372-A, 4003 Klausmier Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 14, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Benjamin K. Stoltzfus 1124 Goshen Mill Road Peach Bottom, PA 17563



Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 3/3/2008

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

RE: Baltimore County
Item No. 08-372-A
4003 KLAUMIER ROAD
WETZELBERGER PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 08-372-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Steven D. Foster', is written over the typed name.

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

INTEROFFICE CORRESPONDENCE

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

DATE: March 4, 2008

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 3, 2008
Item Nos. 08-370, 371, 372, 373, 374,
375, 376, 378, 379, 380, 381, 382, and 383

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-02292008.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 13, 2008

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

RECEIVED
MAR 14 2008

BY:.....

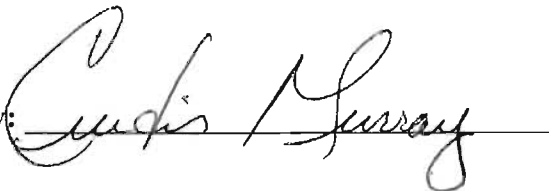
SUBJECT: 8-372- Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 24 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Show the proposed driveway location that will service the proposed garage.
4. Screen the western property line with year round vegetation.
5. Prior to the issuance of any building permits, building elevations shall be submitted for review and approval to the Office of Planning.

For further information concerning the matters stated herein, please contact Donnell Zeigler at 410-887-3480.

Prepared by:



AFK/LL: CM



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

Go Back
View Map
New Search

Account Identifier: District - 11 Account Number - 1107060220

Owner Information

Owner Name: WETZELBERGER AMBROSE B Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 4003 KLAUSMIER RD Deed Reference: 1) /12863/ 227
BALTIMORE MD 21236-1420 2) /12863/ 218

Location & Structure Information

Premises Address Legal Description
4003 KLAUSMIER RD .918 AC
4003 KLAUSMIER RD
NR BELAIR RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	2	171						3	Plat Ref:

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	720 SF	.91 AC	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land	45,500	100,100	07/01/2007	07/01/2008
Improvements:	49,420	83,640		
Total:	94,920	183,740	154,132	183,740
Preferential Land:	0	0	0	0

Transfer Information

Seller: GRIFFITH R ANDREWS Date: 08/22/1996 Price: \$86,500
Type: NOT ARMS-LENGTH Deed1: /12863/ 227 Deed2: /12863/ 218

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

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

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

Timothy Kotroco

TIMOTHY M. KOTROCO, Director



Donald E. Brand

DONALD E. BRAND, Buildings Engineer

BUILDING PERMIT

PERMIT #: B687387 CONTROL #: MR DIST: 11 PREC: 05
DATE ISSUED: 02/14/2008 TAX ACCOUNT #: 1107060220 CLASS: 04

PLANS: CONST 00 PLOT 2 R PLAT 0 DATA 0 ELEC YES PLUM NO
LOCATION: 4003 KLAUSMIER RD
SUBDIVISION: NR BELAIR RD

OWNERS INFORMATION

NAME: WETZELBERGER AMBROSE
ADDR: 4003 KLAUSMIER RD, BALTIMORE MD 21236

TENANT:

CONTR: FAIRVIEW BUILDERS
ENGR:
SELLR:
WORK: CONST 1STY ADDN ON SIDE OF SFD FOR USE AS DEN
20'X30'X15'=400SF IRREG SHAPED.NO 2ND KITCHEN
PER ATSUI

BLDG. CODE:
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & ADDN
EXISTING USE: SFD

TYPE OF IMPRV: ADDITION
USE: ONE FAMILY

FOUNDATION:
SEWAGE: PUBLIC EXIST BASEMENT:
WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 0200.00 X 0400.00

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC/12'

SIDE STR SETB:

REAR SETB: 304'

**THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE**

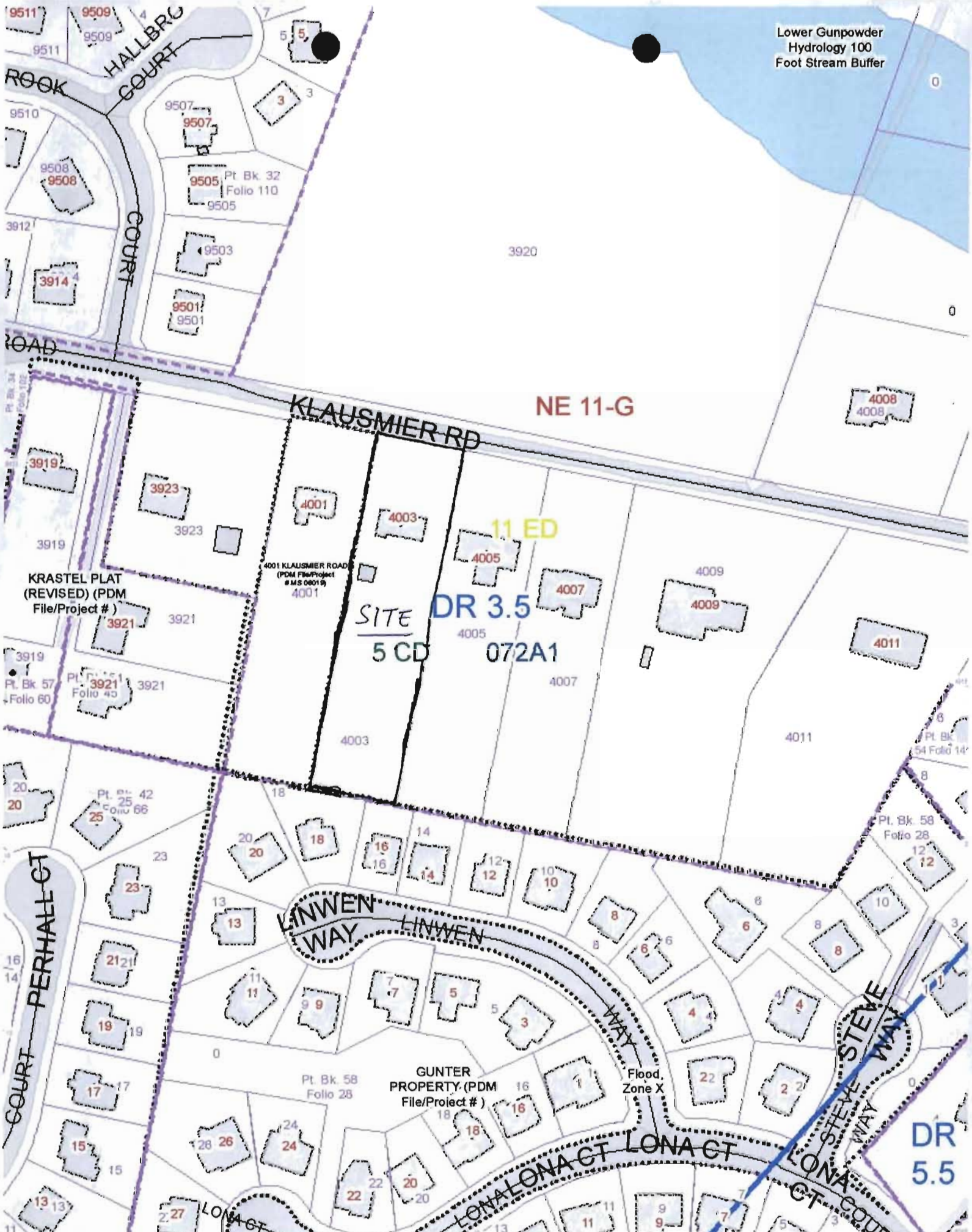
PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

111 West Chesapeake Avenue, Towson, Maryland 21204

410-387-3900

Lower Gunpowder Hydrology 100 Foot Stream Buffer



NE 11-G

KRASTEL PLAT (REVISED) (PDM File/Project #)

4001 KLAUSMIER ROAD (PDM File/Project # MS 06019) 4001

SITE DR 3.5 5 CD 072A1

GUNTER PROPERTY (PDM File/Project #)

Flood Zone X

DR 5.5

08-372-A



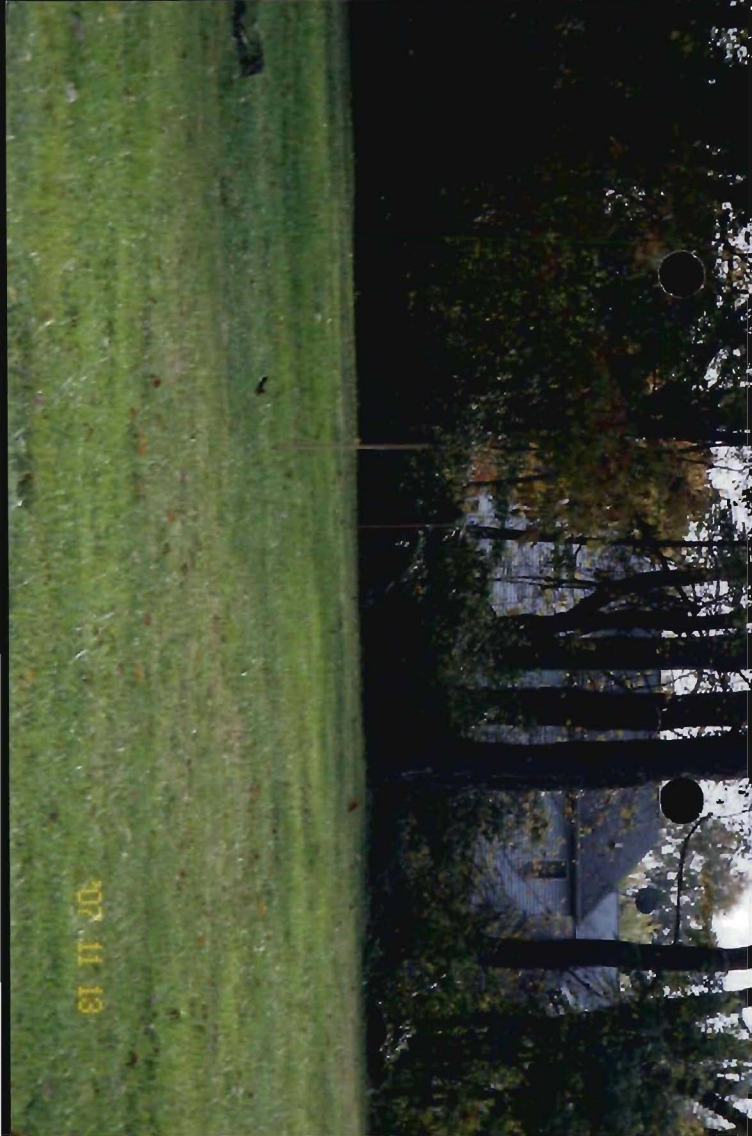


07 11 13



07 11 13

407 11 13







207 11 13



07 11 13

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

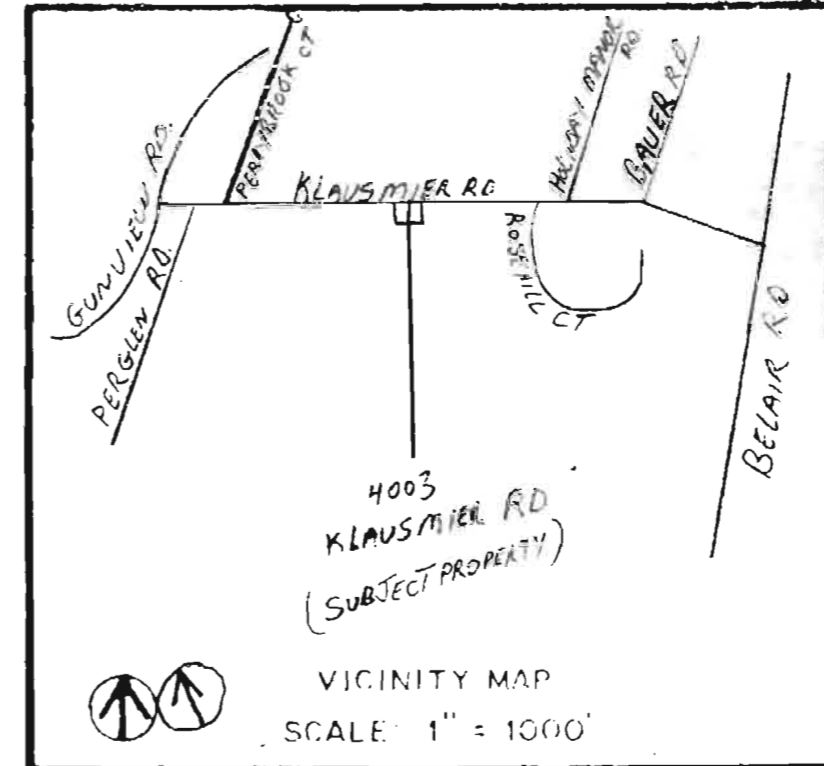
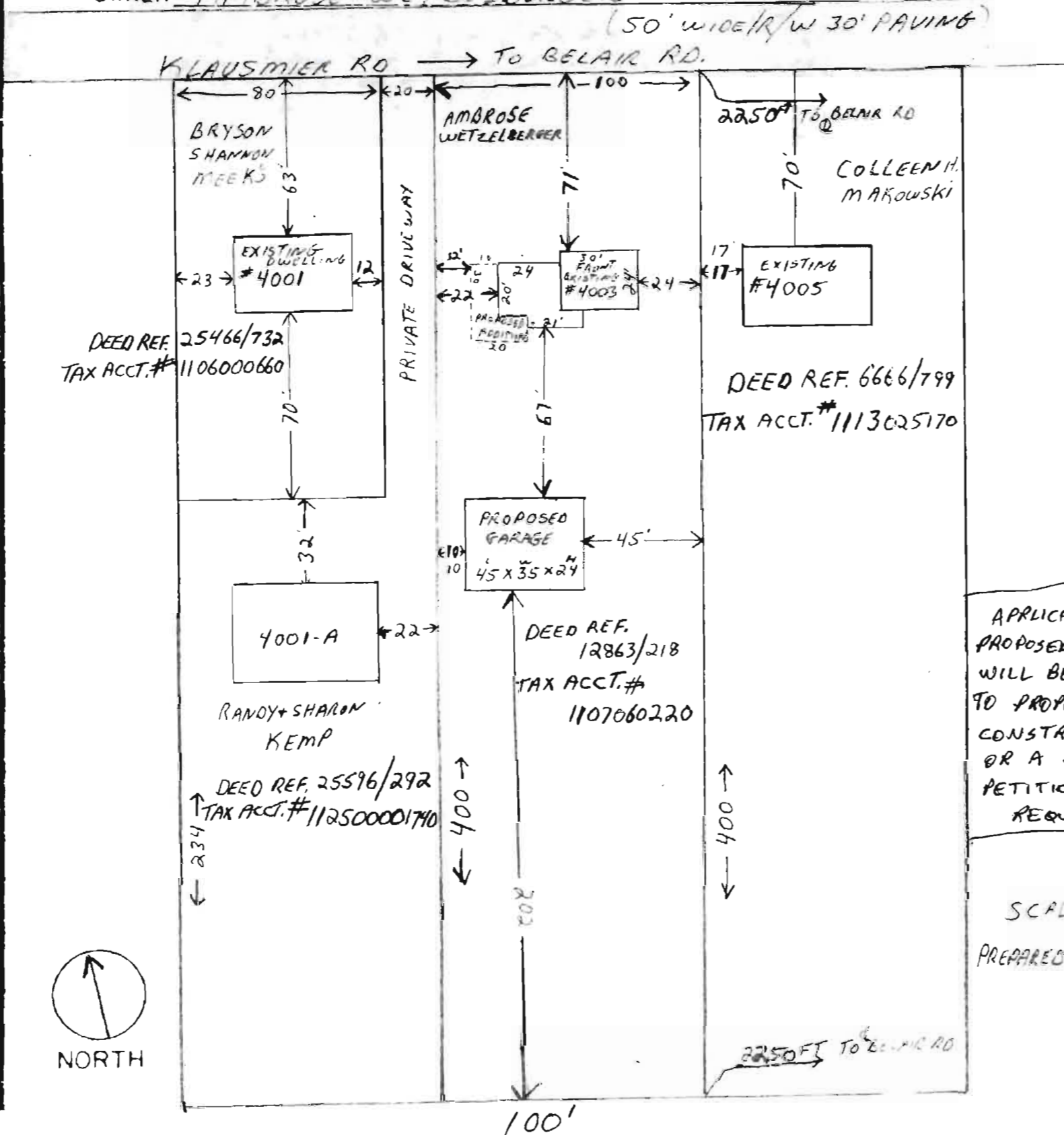
PROPERTY ADDRESS 4003 KLAUSMIER RD

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

SUBDIVISION NAME ~~XXXXXXXXXX~~

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER AMBROSE WETZELBERGER



LOCATION INFORMATION

ELECTION DISTRICT //

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 072 A-1

ZONING DR 3.5

LOT SIZE	ACREAGE	SQUARE FEET
.0918		40000

	PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/ BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	NONE	

APPLICANT CERTIFIES THAT PROPOSED DWELLING ADDITION WILL BE COMPLETED PRIOR TO PROPOSE GARAGE CONSTRUCTION OR A SPECIAL HEARING PETITION WILL BE REQUIRED

SCALE OF DRAWING 1" = 50'
PREPARED BY AMBROSE WETZELBERGER



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

08-372-A