

IN RE: PETITION FOR ADMIN. VARIANCE

E side Propeller Drive, 142 feet S c/l
Fuselage Avenue
15th Election District
7th Councilmanic District
(5 Propeller Drive)

Ernest Stetzer and Robin Stetzer Barrett
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-409-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Ernest Stetzer and Robin Stetzer Barrett for property located at 5 Propeller Drive. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 4 feet in lieu of the required 30 feet for a proposed addition. The Petitioners wish to construct an addition measuring 14 feet x 40 feet in size. The home is too small for a family of five and the addition which will contain a bathroom, bedroom and family room is needed.

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 24, 2008 which indicates that the rear addition should remain flush with the sidewalls of the existing house and not extend beyond the side facades. In addition, a privacy fence should be built that extends the perimeter of the property and terminates at the front building line on the north and south sides of the subject property.

On April 21, 2008, the Undersigned forwarded the Office of Planning comments to the Petitioners and inquired if the proposed addition could be redesigned so that it remains flush with the sidewalls of the existing house and not extend beyond the side facades. On April 30, 2008,

ORDER REFERRED FOR FILE
5.5.08
[Signature]

Petitioner Robin Stetzer Barrett met with Curtis Murray, Office of Planning, and was able to modify the site plan so that the proposed addition now measures 14 feet x 34 feet in size and is flush with the facades of the existing dwelling. On May 2, 2008, in a telephone call to the Zoning Commissioner Office, Curtis Murray indicated that the revised site plan is acceptable.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 16, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 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 Petitioners.

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 5th day of May, 2008 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 4.5 feet in lieu of the required 30 feet for a proposed addition is hereby GRANTED, subject to the following:

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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the

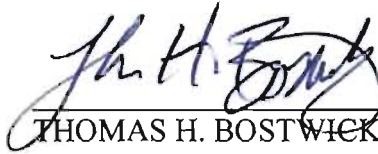
ORDER RESERVED FOR FILING

5.5.08
[Signature]

Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. A privacy fence shall be built that extend the perimeter of the property and terminates at the front building line on the north and south sides of the subject property.

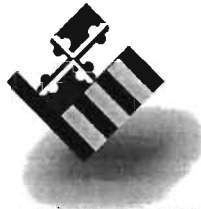
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
5.5.08
PB



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 5, 2008

ERNEST STETZER AND ROBIN STETZER BARRETT
5 PROPELLER DRIVE
MIDDLE RIVER MD 21220

Re: Petition for Administrative Variance
Case No. 08-409-A
Property: 5 Propeller Drive

Dear Mr. Stetzer and Ms. Barrett:

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

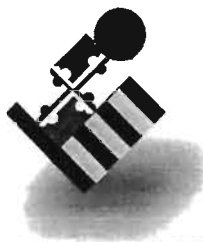
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel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

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

April 21, 2008

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

ROBIN STETZER BARRETT AND
ERNEST STETZER
5 PROPELLER DRIVE
MIDDLE RIVER MD 21220

Re: Petition for Administrative Variance
Case No. 08-409-A
Property: 5 Propeller Drive

Dear Ms. Barrett and Mr. Stetzer:

Your request for Administrative Variance has been given to me for review. We are in receipt of Zoning Advisory Committee (ZAC) comments from the Office of Planning that recommends the proposed addition be redesigned so that it remains flush with the sidewalls of the existing house and not extend beyond the side facades. The Planning Office also recommends that a privacy fence be built that extends the perimeter of the property and terminates at the front building line on the north and south sides of the property. I am enclosing a copy of this ZAC comment for your review.

Please write to me at your earliest convenience if you are able to modify the site plan and comply with their recommendation. If not, I will decide the matter based on the information contained in the case file or schedule a public hearing on this matter. I will keep the record on this case open until I hear from you in writing.

Thank you for your attention and cooperation in this matter.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5 Propeller Dr
which is presently zoned DR-S.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)

yard setbacks of 4 ft. in lieu of the required 30 ft. for a proposed addition, 1 B02.3.B to permit a rear

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):

Ernest Stetzer & Robin Barrett
Name - Type or Print

Signature

Ernest Stetzer
Name - Type or Print

Signature

5 Propeller Dr. 410-493-2881
Address Telephone No.

Middle River MD 21220
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 08-409-A

Reviewed By As Date 3/3/08

REV 10/25/01

Estimated Posting Date 3/16/08

5508

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

5 Propeller Dr
Address
Middle River MD 21220
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):

We purchased this house on Jan 28, 2008.
we are a family of 5 and we need this
addition. We currently have 2 bedrooms and
we need 3. We also need another bathroom
and a family Room for the boys. Our house
as it stands is too small. We need this
addition.

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.

Robin Stetzer Barrett
Signature

EA Stetzer
Signature

Robin Stetzer Barrett
Name - Type or Print

ERNEST A. Stetzer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robin Stetzer Barrett

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

AS WITNESS my hand and Notarial Seal

Teri L. Wilson

Notary Public

My Commission Expires 8-10-2011

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 5 Propeller Dr
Address
Middle River MD 21220
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):

We purchased this house on Jan 28, 2008. We are a family of 5 and we need this addition. We currently have 2 bedrooms and we have 1 bathroom. We need one more bedroom and a bathroom. We also need a family room. Our house as it stands is too small, we need this addition.

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.

Robin Stetzer Barrett
Signature
Robin Stetzer Barrett
Name - Type or Print

EA Stetzer
Signature
Ernest A. Stetzer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBIN STETZER Barrett
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Teri L. Wilson
Notary Public

My Commission Expires 8-10-2011



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5 Propeller Dr.
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)

*1 B02.3.B to permit a rear
yard setback of 4 ft. in lieu of the required 30 ft. for a proposed
addition.*

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 08 day of August, 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.

08-409-A

Reviewed By M

Date

3/3/08

REV 10/25/01

5-508

Estimated Posting Date

3/16/08

ZONING DISCRIPTION FOR
5 PROPELLER DRIVE,
MIDDLE RIVER,MD 21220

BEGINNING AT THE A POINT EAST SIDE OF
PROPELLER DRWHICH IS 50 FEET WIDE AT HE
DISTANCE OF 142 SOUTH OF THE
CENTERLINE OF THE NEAREST IMPROVED
INTERSECTING STREET FUSELAGE AVE
WHICH IS 60 FEET WIDE. BEING LOT # 73,
SECTION 2 IN THE SUBDIVISION OF VICTORY
VILLA AS RECORDED IN THE BALTIMORE
COUNTY PLAT BOOK # 22, FOLIO # 110,
CONTAINING 4,968 SQUARE FEET. ALSO
KNOWN AS 5 PROPELLER DR AND LOCATED
IN THE 15th ELECTION DISTRICT, 7th
COUNCILMANIC DISTRICT.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 08- 409 -AAddress 5 Propeller Dr.Contact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/3/08Posting Date: 3/16/08Closing Date: 3/31/08

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

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

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 08- 409 -AAddress 5 Propeller Dr.Petitioner's Name Ernest Stetzer & Robin BarrettTelephone 410-493-2881Posting Date: 3/16/08Closing Date: 3/31/08Wording for Sign: To Permit a rear yard setback of 4 ft. in lieu of the required 30 ft. for a proposed addition.

WCR - Revised 6/25/04

**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: 08-409-A
Petitioner: Robin Barrett
Address or Location: 5 Propeller Dr.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robin Barrett
Address: 5 Propeller Dr.
Balto. MD. 21226
Telephone Number: 410-493-2881

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **11119**

Date: 3/3/08

PAID RECEIPT

BUSINESS ACTUAL TIME WRM
 3/04/2008 3/03/2008 13:18:57 2
 505 WALTON DOOL RD
 >>RECEIPT # 435642 3/03/2008 (FLJ)
 Dept 5 520 ZONING VERIFICATION
 011119
 Recpt Tot \$65.00
 \$65.00 CR \$6.00 CR
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6120				\$ 65.00

Total: \$ 65.00

Rec

From: Ernest Storer

For: Administrative Expense

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Item # 409

CERTIFICATE OF POSTING

RE: Case No.: 08-409-A

Petitioner/Developer: ERNEST

STETZER + ROBIN BARRETT

Date of Hearing/Closing: 3-31-08

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

ATTN: Kristen Matthews ((410) 887-3394)

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:

5 PRODELLER DR

The sign(s) were posted on

3-16-08

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

3-20-08
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

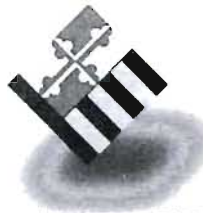
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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 31, 2008

Ernest Stetzer
Robin Barrett
5 Propeller Drive
Middle River, MD 21220

Dear Mr. Stetzer and Ms. Barrett:

RE: Case Number: 08-409-A, 5 Propeller Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 3, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 24, 2008

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

RECEIVED
APR 01 2008

SUBJECT: 5 Propeller Drive

INFORMATION:

Item Number: 8-409

Petitioner: Ernest Stetzer and Robin Barret

Zoning: DR 5.5

Requested Action: Administrative Variance

BY:

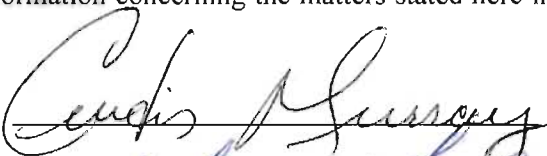
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The subject lot appears to be undersized. Although there is an existing condition present the petitioner's addition proposed further impacts the subject lot. Should the Zoning Commissioner grant the petitioner's request, the following conditions should be placed in the order:

1. The rear addition should remain flush with the sidewalls of the existing house and not extend beyond the side facades.
2. A privacy fence should be built that extends the perimeter of the property and terminates at the front building line on the north and south side of the subject property.

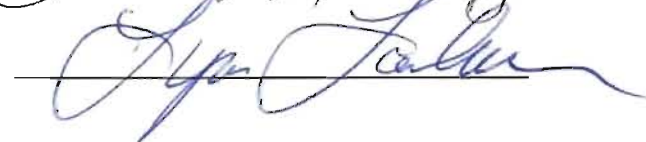
For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

Reviewed by:



Division Chief:

AFK/LL: CM





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

State Highway
Administration

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

Maryland Department of Transportation

Date: March 12, 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. 8-409-A
S PROPELLER DRIVE
BARRET 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. 8-409-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,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

March 12, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 10, 2008

Item Number: 400,403,404,405,406,407,409,410,411,412,413,414,415,416 and 417

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 13, 2008

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 17 2008
Item Nos. 08-371, 400, 401, 402, 403, 404,
405, 406, 408, 409, 410, 411, 412, 413, 414,
416, and 417

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-03132008.doc



BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
COUTY COURTS BUILDING
401 BOSLEY ROAD, SUITE 405
TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

F A X C O V E R S H E E T

DATE: 5-6-08

NO. OF PAGES INCLUDING COVER SHEET: 5

TO:

Robin Barrett
Sales Associate
Allstate

FROM:

PHONE: _____

FAX NO.: 410-668-7545

MESSAGE:

5 Propeller Drive

REMARKS: ☐ URGENT ☐ FOR REVIEW ☐ REPLY ASAP ☐ PLEASE COMMENT
☐ PLEASE REPLY ☐ PLEASE RECYCLE

subject address



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

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

Account Identifier: District - 15 Account Number - 1519711160

Owner Information

Owner Name: STETZER ERNEST
 STETZER ROBIN
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1013 CORD ST
 BALTIMORE MD 21220-4548
Deed Reference: 1) /26808/ 259
 2)

Location & Structure Information

Premises Address 5 PROPELLER DR
Legal Description 5 PROPELLER DR
 VICTORY VILLA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	B
90	10	580			2		73	3	Plat Ref:	22/ 110

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	672 SF	4,968.00 SF	04
Stories 1	Basement NO	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007 07/01/2008	
Land	28,960	36,960		
Improvements:	39,070	68,400		
Total:	68,030	105,360	92,916	105,360
Preferential Land:	0	0	0	0

Transfer Information

Seller: STETZER HELEN E	Date: 03/25/2008	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /26808/ 259	Deed2:
Seller: STETZER HELEN E	Date: 04/12/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /21695/ 517	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 *

*next door
property*



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Account Identifier: District - 15 Account Number - 1510950180

Owner Information

Owner Name: JULIAN PAUL R
 JULIAN ROSIE
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3 HELICOPTER DR
 BALTIMORE MD 21220-4520
Deed Reference: 1) / 2990/ 130
 2)

Location & Structure Information

Premises Address 3 HELICOPTER DR
Legal Description VICTORY VILLA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	B
90	10	580			2		74	3	Plat Ref:	22/ 110

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	1,104 SF	4,950.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	28,950	36,950		
Improvements:	59,200	97,690		
Total:	88,150	134,640	119,142	134,640
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	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

*Left da
property*



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: District - 15 Account Number - 1503001090

Owner Information

Owner Name: BROWN DELORES A **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 3 PROPELLER DR **Deed Reference:** 1) /14221/ 634
BALTIMORE MD 21220-4527 2)

Location & Structure Information

Premises Address **Legal Description**
3 PROPELLER DR
3 PROPELLER DR
VICTORY VILLA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	B
90	10	580			2		72	3	Plat Ref:	22/ 110

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	952 SF	4,332.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	28,330	36,330		
Improvements:	57,780	95,520		
Total:	86,110	131,850	116,602	131,850
Preferential Land:	0	0	0	0

Transfer Information

Seller: BROWN DELORES A	Date: 12/22/1999	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14221/ 634	Deed2:
Seller: CASEY HARRISON H	Date: 10/21/1998	Price: \$75,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13233/ 698	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 *



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Account Identifier: District - 15 Account Number - 1519392050

Owner Information

Owner Name: STETZER ERNEST A
 STETZER MARGARET E
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1013 CORD ST
 BALTIMORE MD 21220-4548
Deed Reference: 1) / 5398/ 577
 2)

Location & Structure Information

Premises Address 1013 CORD ST
Legal Description 66 E HYDROPLANE DR
 VICTORY VILLA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	D
90	10	582			2		128	3	Plat Ref:	22/ 112

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1943	882 SF	5,115.00 SF	04
Stories 1	Basement NO	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	29,110	37,110		
Improvements:	53,530	81,370		
Total:	82,640	118,480	106,532	118,480
Preferential Land:	0	0	0	0

Transfer Information

Seller: SILSLEY NAOMI J	Date: 09/28/1973	Price: \$18,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5398/ 577	Deed2:
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	Special Tax Recapture:		
Exempt Class:	* NONE *		

M E M O R A N D U M

DATE: May 5, 2008
TO: To The File
FROM: Patricia Zook, Legal Secretary for
Deputy Zoning Commissioner Thomas H. Bostwick
SUBJECT: Case No. 08-409-A (administrative variance)



On April 21, 2008, our Office forwarded to the Petitioners the ZAC comments from the Office of Planning and inquired if the proposed addition could be redesigned so that it remains flush with the sidewalls of the existing house and not extend beyond the side facades.

On April 30, 2008, Petitioner Robin Stetzer Barrett met with Curtis Murray, Office of Planning, and was able to modify the site plan so that the proposed addition now measures 14 feet x 34 feet in size and is flush with the facades of the existing dwelling.

On May 2, 2008, in a telephone call to me, Curtis Murray said that the revised site plan is acceptable.

4-9-08 – Letter to Petitioner ??

**SDAT says this isn't the primary residence;
modify site plan per Planning comment?
Letter similar to 08-395-A ??**

4-14-08

CASE NUMBER: 409

5 Propeller Drive

Location: E side Propeller Drive, 142 feet S c/line Fuselage Avenue.

15th Election District, 7th Councilmanic District

Legal Owner: Ernest Stetzer and Robin Barret

Closing Date 3/31/2008

ADMINISTRATIVE VARIANCE To permit a rear yard setback of 4 feet in lieu of the required 30 feet for a proposed addition.

modify site
plan —

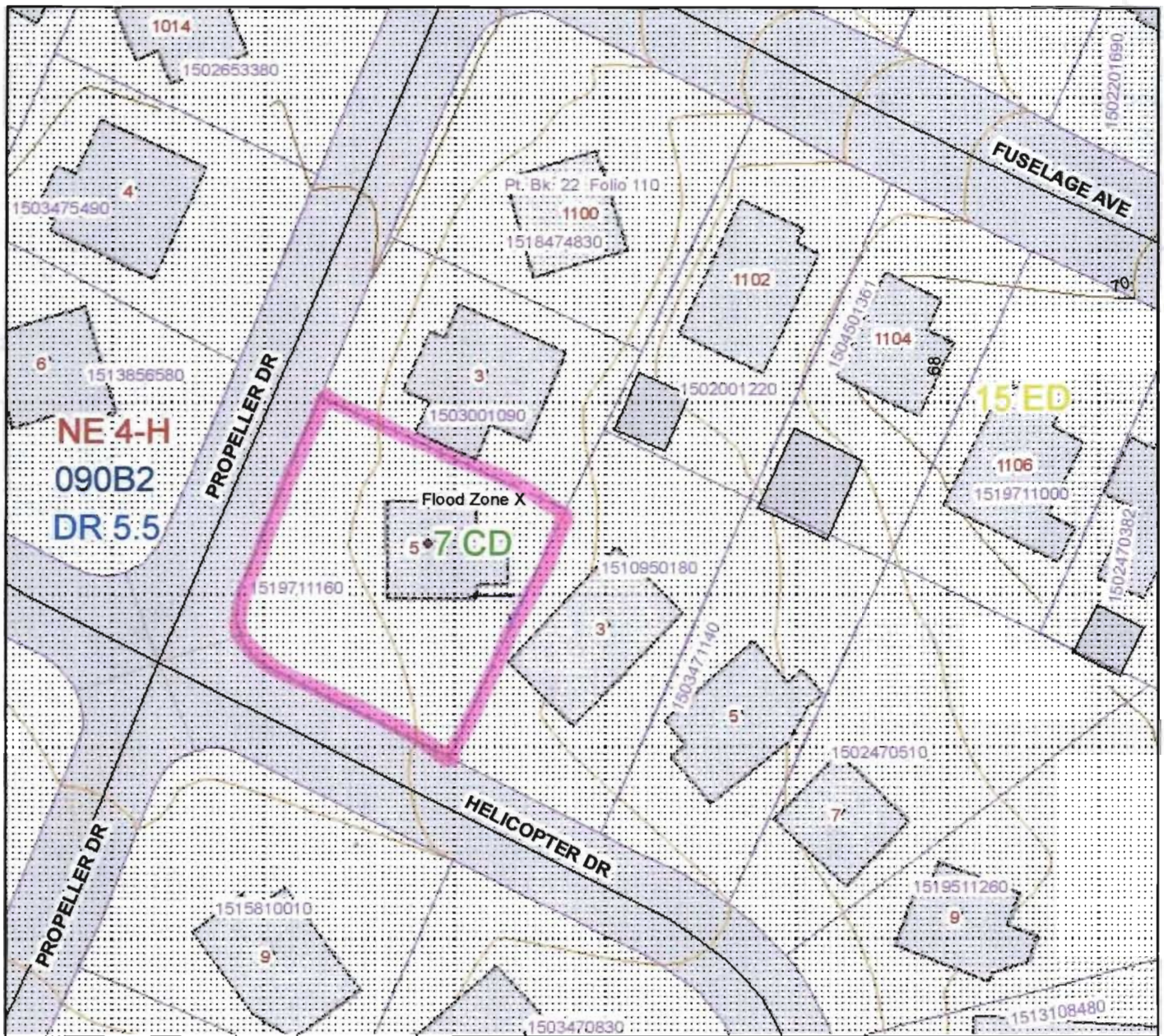








5 Propeller Dr



DQ Map Notes



Publication Date: March 03, 2008
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50
 Feet
 1 inch equals 50 feet

#409

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

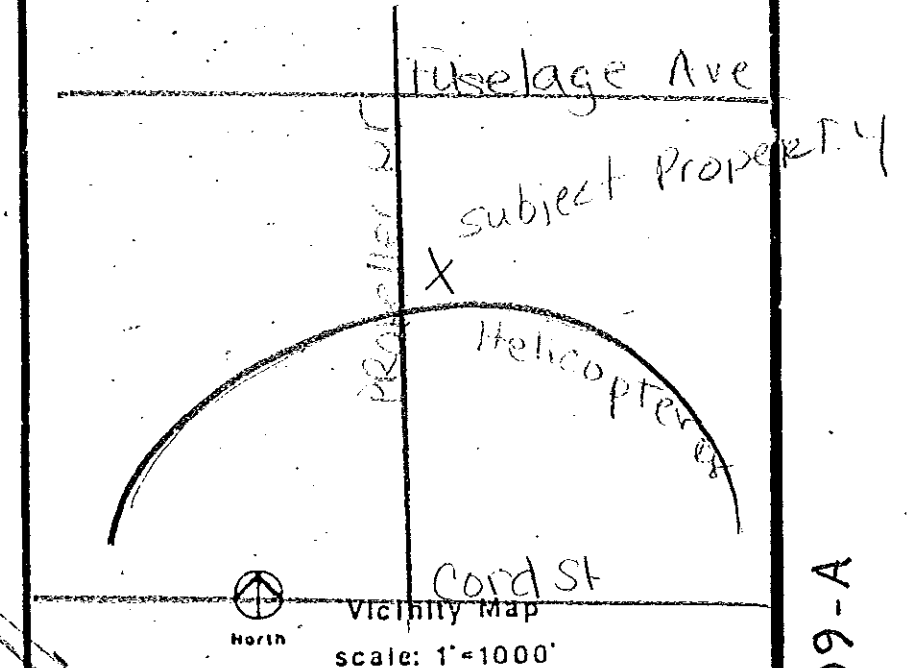
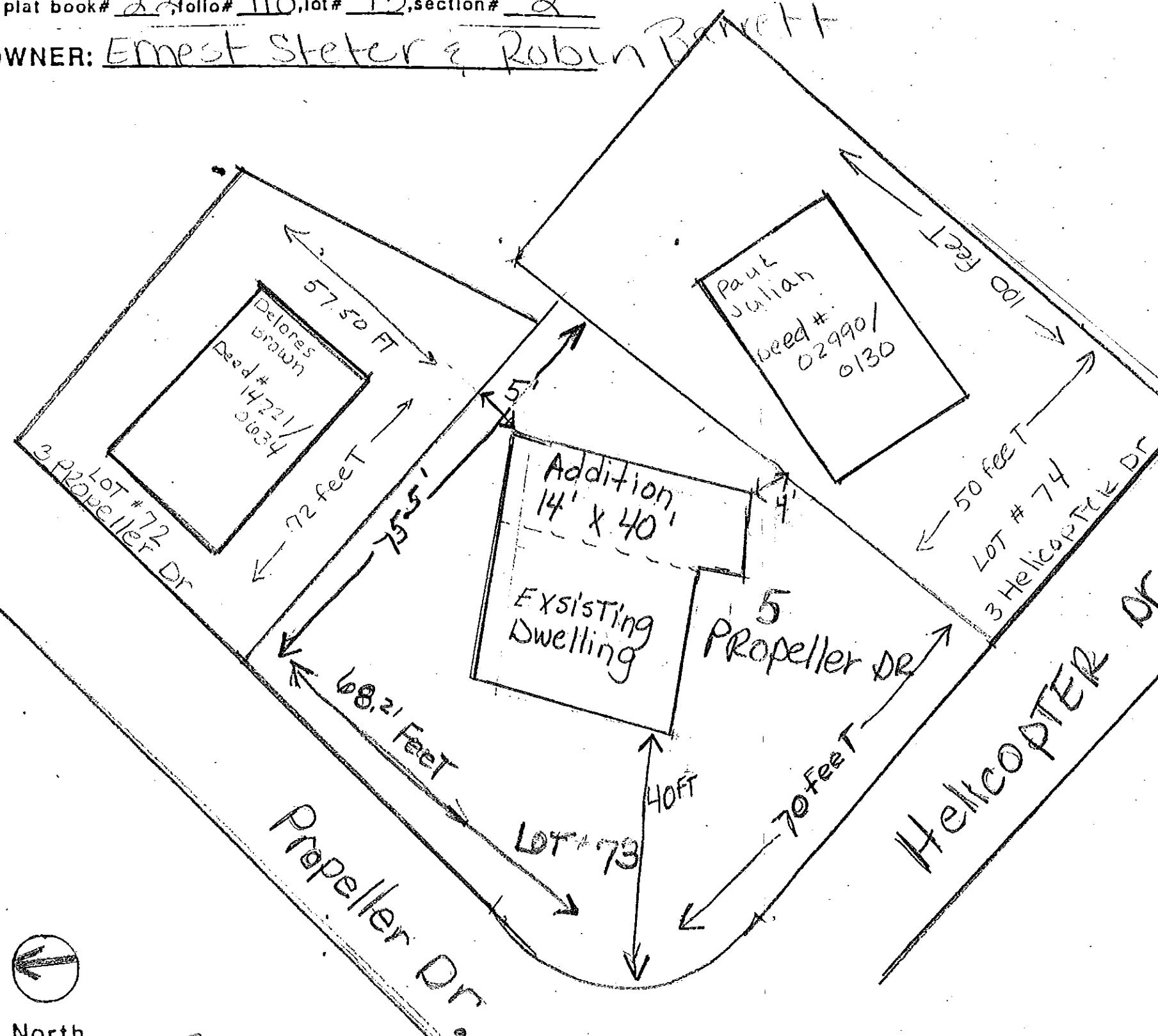
PROPERTY ADDRESS: 5 Propeller Dr

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Victory Villa

plat book# 22, folio# 110, lot# 73, section# 2

OWNER: Ernest Steter & Robin Barrett



LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1"=200' scale map#: 090B2

Zoning: Dr S.5

Lot size: 4,968
acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

BN

409

08-409-A



North

date: 3-3-08

prepared by: Robin Barrett

Scale of Drawing: 1" = 20 Feet

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

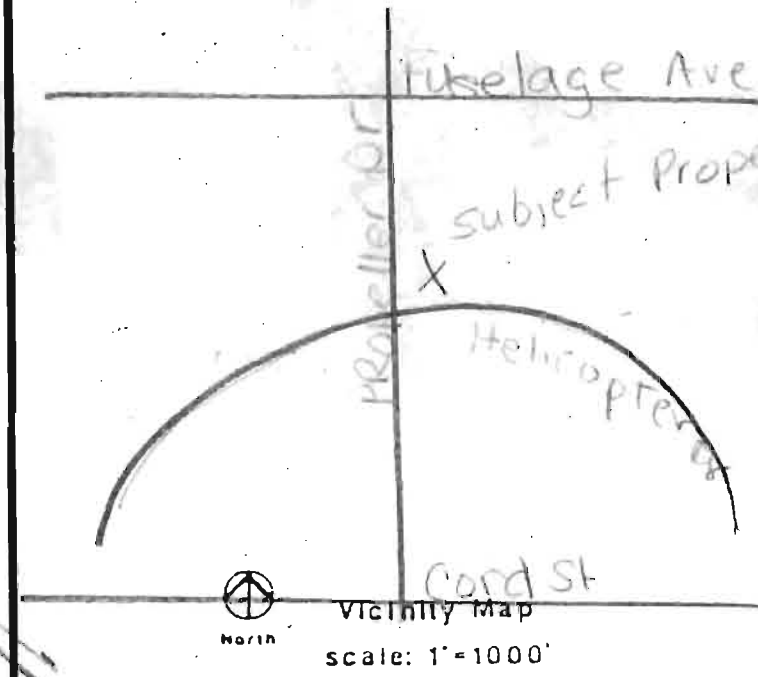
PROPERTY ADDRESS: 5 Propeller Dr

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Victory Villa

plat book# 22, folio# 110, lot# 73, section# 2

OWNER: Ernest Steter & Robin Barrett



LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1"=200' scale map#: 090B2

Zoning: Dr S.5

Lot size: _____
acres square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

AK

409

08-409-A



North

date: 3-3-08

prepared by: Robin Barrett

Scale of Drawing: 1" = 20 Feet

REVISED 4-30-08