

IN RE: PETITION FOR ADMIN. VARIANCE
E side of Overbrook Road, 860 feet S of c/l
of Edmondson Avenue
1st Election District
1st Councilmanic District
(27 Overbrook Road)

Betty A. Stemley
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0170-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, Betty A. Stemley for property located at 27 Overbrook Road. The variance request is from Sections 1B02.3.A.5, 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition (garage) with a 4 feet side yard setback and sum of side yards of 13 feet and rear yard setback of 7 feet in lieu of the minimum required 10 feet, 25 feet and 30 feet, respectively, and to permit an open projection (front porch) with a minimum front setback of 17 feet in lieu of the required 22.5 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a front porch measuring 8 feet x 23 feet and single car garage measuring 13 feet x 24 feet 4 inches to the south of the dwelling. Due to the extreme angle of the house on the lot, the front corner of the porch addition is about 11 feet from the property line and the rear corner of the garage addition is about 4 feet from the property line. The purpose of the porch is to provide a larger covered landing at the entrance to the dwelling for family and neighbors. The purpose of the garage is to provide a secure area for one vehicle and storage for residents of the home. The additions to the dwelling will better meet the needs of the

ORDER RECEIVED FOR FILING

Date 12-7-10

By [Signature]

family. Petitioner's dwelling was constructed in 1927 long before the imposition of zoning of the property.

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 December 1, 2010 which indicates property is located on Overbrook Road, south of Edmonson Avenue and north of Frederick Road/Avenue. There are 49 single-family detached dwellings located along this segment of Overbrook Road. Most of these houses, including the petitioner's house, are attractive, distinctive, older homes. The Petitioner is proposing to construct a large front porch. Many of the houses on Overbrook Road have large front porches. The Petitioner is proposing to construct a one-car garage that will be attached to the side of the existing house. Many of the houses on Overbrook Road have detached garages that are located in the rear yard. Only one house (46 Overbrook Road) has an attached garage. The Petitioner's attached garage will be unusual compared with the other properties on Overbrook Road, but construction of a detached rear yard garage does not appear to be feasible or desirable because of a narrow side yard and a small rear yard. If the requested setback variances are permitted, the proposed garage and porch should be architecturally compatible and consistent with the existing dwelling. It should be clarified what changes, if any, will be made to the location or width of the existing driveway on this property if the proposed garage is approved. Any significant changes to the driveway should be shown on the site plan.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 18, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date _____

By _____ 2

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, 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. The Petitioner would be denied use of a single car garage which is enjoyed by other properties in the neighborhood.

A check of the Maryland Department of Assessments and Taxation information reveals that Petitioner's lot at 9,177 square feet is smaller than the adjacent properties. These adjacent properties contain between 12,200 square feet and 19,716 square feet. The size and shape of Petitioner's property prevents the garage from being constructed in the rear yard.

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 7th day of December, 2010 that a Variance from Sections 1B02.3.A.5, 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition (garage) with a 4 feet side yard setback and sum of side yards of 13 feet and rear yard setback of 7 feet in lieu of the minimum required 10 feet, 25 feet and 30 feet, respectively, and to permit an open projection (front porch) with a minimum front setback of 17 feet in lieu of the required 22.5 feet is hereby GRANTED, subject to the following:

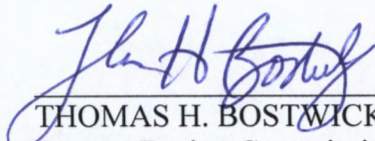
ORDER RECEIVED FOR FILING

Date 12-7-10

By [Signature]

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The proposed garage and porch shall be architecturally compatible and consistent with the existing dwelling.
3. Any significant changes to the driveway shall be shown on the site plan.

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

Date 12-7-10

By JB



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 7, 2010

BETTY A. STEMLEY
27 OVERBROOK ROAD
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 2011-0170-A
Property: 27 Overbrook Road

Dear Ms. Stemley:

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.

Sincerely,

A handwritten signature in dark ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

27 OVERBROOK RD.
for the property located at CATONSVILLE, MD 21228
which is presently zoned D.R. 3.5

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) 1802.3A.5, 1802.3B., 301.1A. (BCZC)

To permit an addition (garage) with a 4-foot side yard setback and sum of side yards of 13-feet and rear yard setback of 7-feet in lieu of the minimum required 10-feet, 25-feet and 30-feet, respectively; and to permit an open projection (front porch) with a minimum front setback of 17-feet in lieu of the required 22.5-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 _____ Date 12-7-10
Address _____ By [Signature] Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Betty A. Stemley
Name - Type or Print _____
Signature [Signature] _____
Name - Type or Print N/A
Signature N/A
27 OVERBROOK RD 410
Address _____ Telephone No. 744-1328
CATONSVILLE, MD 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

Betty A. Stemley (W) 410 767-3872
Name _____
27 OVERBROOK RD (H) 410 744-1328
Address _____ Telephone No. _____
CATONSVILLE, MD 21228
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. 2011-0170-A

REV 10/25/01

Reviewed By D.T. Date 11/8/10

Estimated Posting Date 11/21/10

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 27 OVERBROOK RD.
Address
CATONSVILLE, MD 21228
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. The owner seeks to construct a front porch (8' x 23') and a single car garage (13' x 24'4") to the south side of the building.
2. Due to the extreme angle of the house to the lot, the front corner of the porch addition is about 11' from the property line and the rear corner of the garage addition is about 4' from the property line.
3. The purpose of the porch a addition is to provide a larger covered landing at the entrance to the house for family and neighbors. The purpose of the garage is to provide a secure area for one vehicle and storage for residents of the home. The additions will establish a home which better meets the needs of the owner and her family.

BAS

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.

Betty A. Stemley
Signature

N/A
Signature

BETTY A. STEMLEY
Name - Type or Print

N/A
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of November, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Shen D. Smith
Notary Public

My Commission Expires 5/1/2011

ZONING DESCRIPTION

Zoning Description For 27 Overbrook Road

Beginning at a point on the East side of Overbrook Road, which is 50 feet wide at the distance of 860 ft. south of the centerline of the nearest improved intersecting street Edmonson Avenue, which is 60 ft. wide. Being Lot # 40, Block 4, in the subdivision of Overbrook as recorded in Baltimore County Plat Book #0007, Folio# 0094, containing 9,177 square feet. Also known as 27 Overbrook Road and located in the 1st Election District, 1st Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0170 -A Address 27 OVERBROOK RD.
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/8/10 Posting Date: 11/21/10 Closing Date: 12/6/10

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2011- 0170 -A Address 27 OVERBROOK RD.
Petitioner's Name STEMLEY Telephone 410-744-1328
Posting Date: 11/21/10 Closing Date: 12/6/10
Wording for Sign:

To permit an addition (garage) with a 4-foot side yard setback and sum of side yards of 13-feet and rear yard setback of 7-feet in lieu of the minimum required 10-feet, 25-feet and 30-feet, respectively; and to permit an open projection (front porch) with a minimum front setback of 17-feet in lieu of the required 22.5-feet.

WCR - Revised 7/7/08

**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: 2011-0170-A

Petitioner: STEMLEY

Address or Location: 27 OVERBROOK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. BETTY A. STEMLEY

Address: 27 OVERBROOK RD.

CATONSVILLE, MD 21228

Telephone Number: 410-744-1328

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 11/21/10

Case Number: 2011-0170-A

Petitioner / Developer: BETTY STEMLEY

Date of Hearing (Closing): DECEMBER 6, 2010

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
27 OVERBROOK ROAD

The sign(s) were posted on: NOVEMBER 18, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **61041**

Date **11/8/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
11/08/2010 11/08/2010 14:56:16 2

REG MS05 WALKIN DOOL DAW

>>RECEIPT # 551830 11/08/2010 IFLEH

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dept
001	806	0000		6150				65.00	5

5 528 ZONING VERIFICATION
061041

Recpt Tot \$65.00
\$65.00 CK \$0.00 CA
Baltimore County, Maryland

Total: **65.00**

Rec From **BETTY A. STEMMLEY**

For **2011-0170-A**
27 OVERBROOK RD.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 6, 2010

Betty A. & Bob A. Stemley
27 Overbrook Road
Catonsville, MD 21228

Dear Betty & Bob:

RE: 27 Overbrook Rd 2011-0170-A

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 8, 2010. 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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: People's Counsel



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: Nov. 24, 2010

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

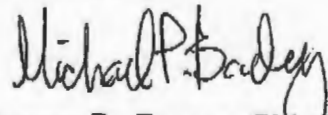
RE: Baltimore County
Item No 2011-0170-A
27 OVERBROOK RD
STEMLEY PROPERTY
ADM. W. VARIANCE.

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. 2011-0170-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
Access Management Division

SDF/mb

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

November 24, 2010

Dept of PDM
Room 111, County Office Building
111 West Chesapeake Ave.
Towson, MD 21204
MS #1105

Attention Kristen Matthews

The Fire Marshal's office has no comment on the following zoning cases:

2011-0159-A, 2011-0160-A, 2011-0161-A, 2011-0162-A, 2011-0163-A, 2011-0163-A,
2011-0165-A, 2011-0166-A, 2011-0167-A, 2011-0168-SPH, 2011-0169-A, 2011-0170-A,
2011-0171-XA, 2011-0172-A, 2011-0173-SPH, 2011-0174-A, 2011-0175-A,
2011-0176-SPH, 2011-0177-A, 2011-0178-A, 2011-0179-A.

Thank you,

A handwritten signature in black ink, appearing to read "Steven Judlick", is written over a horizontal line.

Steven Judlick, Fire Marshal
Baltimore County Fire Department
Office of the Fire Marshal
410-887-4880

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 1, 2010

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

SUBJECT: 27 Overbrook Road
INFORMATION:

Item Number: 11-170

Petitioner: Betty A. Stemley

Zoning: DR 3.5

Requested Action: Administrative Variance

RECEIVED

DEC 02 2010

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The petitioner's property is located on Overbrook Road, south of Edmonson Avenue and north of Frederick Road/Avenue. There are 49 single-family detached dwellings located along this segment of Overbrook Road. Most of these houses, including the petitioner's house, are attractive, distinctive, older homes.

The petitioner is proposing to construct a large front porch. Many of the houses on Overbrook Road have large front porches.

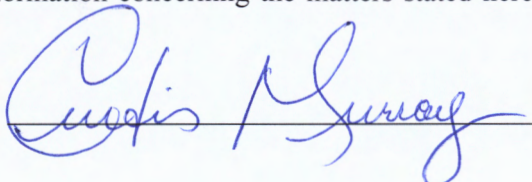
The petitioner is proposing to construct a one-car garage that will be attached to the side of the existing house. Many of the houses on Overbrook Road have detached garages that are located in the rear yard. Only one house (46 Overbrook Road) has an attached garage. The petitioner's attached garage will be unusual compared with the other properties on Overbrook Road, but construction of a detached rear yard garage does not appear to be feasible or desirable because of a narrow side yard and a small rear yard.

If the requested setback variances are permitted, the proposed garage and porch should be architecturally compatible and consistent with the existing dwelling.

It should be clarified what changes, if any, will be made to the location or width of the existing driveway on this property if the proposed garage is approved. Any significant changes to the driveway should be shown on the site plan.

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

Prepared by:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

AV
12-6-10

Closing 12/6/10



RECEIVED

DEC 23 2010

ZONING COMMISSIONER

TO: Zoning Commissioner's Office
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 22, 2010
SUBJECT: Zoning Item # 11-170-A
Address 27 Overbrook Road
(Stemley Property)

Zoning Advisory Committee Meeting of November 15, 2010.

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: 12/22/10

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Closing 12/6/10

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2010
Item Nos. 2011- 160, 161, 162, 163,
164, 165, 166, 167, 168, 169, 170,
171, 173, 174, 175, 177, 178 and 179

DATE: November 29, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11292010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 1, 2010

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

SUBJECT: 27 Overbrook Road

INFORMATION:

Item Number: 11-170

Petitioner: Betty A. Stemley

Zoning: DR 3.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The petitioner's property is located on Overbrook Road, south of Edmonson Avenue and north of Frederick Road/Avenue. There are 49 single-family detached dwellings located along this segment of Overbrook Road. Most of these houses, including the petitioner's house, are attractive, distinctive, older homes.

The petitioner is proposing to construct a large front porch. Many of the houses on Overbrook Road have large front porches.

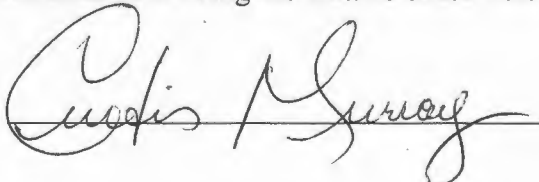
The petitioner is proposing to construct a one-car garage that will be attached to the side of the existing house. Many of the houses on Overbrook Road have detached garages that are located in the rear yard. Only one house (46 Overbrook Road) has an attached garage. The petitioner's attached garage will be unusual compared with the other properties on Overbrook Road, but construction of a detached rear yard garage does not appear to be feasible or desirable because of a narrow side yard and a small rear yard.

If the requested setback variances are permitted, the proposed garage and porch should be architecturally compatible and consistent with the existing dwelling.

It should be clarified what changes, if any, will be made to the location or width of the existing driveway on this property if the proposed garage is approved. Any significant changes to the driveway should be shown on the site plan.

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

Prepared by:
AFK/LL: CM



adjacent property

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

Account Identifier:

District - 01 Account Number - 0112000510

Owner Information

Owner Name:	MEARS STEPHEN T,2ND NASSIRPOUR SHABNAM F	Use:
		Principal Residence:
Mailing Address:	26 OVERBROOK RD BALTIMORE MD 21228-1944	Deed Reference:

Location & Structure Information

Premises Address 26 OVERBROOK RD	Legal Description 26 OVERBROOK RD SW OVERBROOK
-------------------------------------	--

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
101	4	1210					13	1

Special Tax Areas	Town Ad Valorem Tax Class
-------------------	---------------------------------

Primary Structure Built 1927	Enclosed Area 2,346 SF	Property Land Area 16,235.00 SF
---------------------------------	---------------------------	------------------------------------

Stories 1	Basement YES	Type STANDARD UNIT	Exterior STUCCO
--------------	-----------------	-----------------------	--------------------

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010 As Of 07/01/2011	
Land	139,550	123,500		
Improvements:	238,480	201,000		
Total:	378,030	324,500	324,500	324,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: MONOLAKIS JIM	Date: 02/09/2004	Price:
Type: IMPROVED ARMS-LENGTH	Deed1: /19577/ 555	Deed2:
Seller: MONOLAKIS JIM	Date: 12/20/2001	Price:
Type: NOT ARMS-LENGTH	Deed1: /15882/ 433	Deed2:
Seller: CORNELL LINDA	Date: 05/07/2001	Price:
Type: IMPROVED ARMS-LENGTH	Deed1: /15180/ 47	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Special Tax Rec

Exempt Class:

* NONE *

adjacent property

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

Account Identifier: District - 01 Account Number - 0111151220

Owner Information

Owner Name: KENNEY VIRGINIA S Use:
Principal Residence:
Mailing Address: 24 OVERBROOK RD Deed Reference:
BALTIMORE MD 21228-1944

Location & Structure Information

Premises Address Legal Description
24 OVERBROOK RD PT LT 12
24 OVERBROOK RD
OVERBROOK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
101	4	1210					12	1

Special Tax Town
Areas Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area
1941	1,848 SF	19,716.00 SF

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	140,420	124,400		
Improvements:	193,030	161,900		
Total:	333,450	286,300	286,300	286,300
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
KENNEY SAMUEL E	04/02/1998	
Type:	Deed1:	Deed2:
NOT ARMS-LENGTH	/12763/ 365	
Seller:	Date:	Price:
	07/06/1960	
Type:	Deed1:	Deed2:
NOT ARMS-LENGTH	/ 3721/ 368	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Rec
* NONE *

adjacent property

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

Account Identifier:

District - 01 Account Number - 0111570470

Owner Information

Owner Name:	KNOLL JOHN S	Use:	R
	KNOLL MARY C	Principal Residence:	Y
Mailing Address:	29 OVERBROOK RD	Deed Reference:	1
	BALTIMORE MD 21228		2

Location & Structure Information

Premises Address	Legal Description
29 OVERBROOK RD	OVERBROOK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
101	4	1210					39	1

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area
1924	1,573 SF	12,213.00 SF

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	138,550	122,500		
Improvements:	176,240	149,200		
Total:	314,790	271,700	271,700	271,700
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	07/01/2010	07
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt:	NO
Exempt Class:	

Special Tax Rec
* NONE *

adjacent property

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

Account Identifier:

District - 01 Account Number - 0107000140

Owner Information

Owner Name: PIERMATTEI WILLIAM F
PIERMATTEI REBECCA G Use:
Principal Residence:

Mailing Address: 31 OVERBROOK RD
BALTIMORE MD 21228-1945 Deed Reference:

Location & Structure Information

Premises Address Legal Description
31 OVERBROOK RD
31 OVERBROOK RD
OVERBROOK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
101	4	1210					38	1

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area
1927	1,750 SF	12,200.00 SF

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010 As Of 07/01/2011	
Land	138,550	122,500		
Improvements:	268,870	225,700		
Total:	407,420	348,200	348,200	348,200
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
BALCH BRIAN W	09/15/2005	
Type: IMPROVED ARMS-LENGTH	Deed1: /22552/ 93	Deed2:
OPPENHEIMER CHARLES H	10/04/2002	Price:
Type: IMPROVED ARMS-LENGTH	Deed1: /16904/ 50	Deed2:
GARRETT WALTER H	12/16/1993	Price:
Type: IMPROVED ARMS-LENGTH	Deed1: /10222/ 98	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Special Tax Rec

Exempt Class:

* NONE *

ad valent property

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

Account Identifier: District - 01 Account Number - 0111890690

Owner Information

Owner Name: KUNERT LUCY M Use:
Principal Residence:
Mailing Address: 25 OVERBROOK RD Deed Reference:
BALTIMORE MD 21228-1945

Location & Structure Information

Premises Address Legal Description
25 OVERBROOK RD OVERBROOK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
101	4	1210					41	1

Special Tax Town
Areas Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area
1953	1,200 SF	18,048.00 SF

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	140,010	124,000		
Improvements:	161,570	152,500		
Total:	301,580	276,500	276,500	276,500
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
KUNERT JAMES C	11/06/2000	
Type:	Deed1:	Deed2:
NOT ARMS-LENGTH	/14793/ 589	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Rec
* NONE *

subject property

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

2011-0170-A

Account Identifier:

District - 01 Account Number - 0111151020

Owner Information

Owner Name: SCONION BETTY S **Use:**
Principal Residence:

Mailing Address: 27 OVERBROOK RD **Deed Reference:**
BALTIMORE MD 21228-1945

Location & Structure Information

Premises Address **Legal Description**
27 OVERBROOK RD
27 OVERBROOK RD
OVERBROOK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
101	4	1210					40	1

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

Primary Structure Built	Enclosed Area	Property Land Area
1927	1,608 SF	9,177.00 SF

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	137,170	121,100		
Improvements:	154,980	128,000		
Total:	292,150	249,100	249,100	249,100
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
MITCHELL REID H	05/15/2001	
Type: NOT ARMS-LENGTH	Deed1: /15205/ 358	Deed2:
Seller: LEDERER SCOTT M	Date: 07/07/1993	Price:
Type: IMPROVED ARMS-LENGTH	Deed1: / 9876/ 97	Deed2:
Seller: LEDERER SCOTT M	Date: 06/11/1986	Price:
Type: NOT ARMS-LENGTH	Deed1: / 7188/ 306	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Special Tax Rec

Exempt Class:

* NONE *







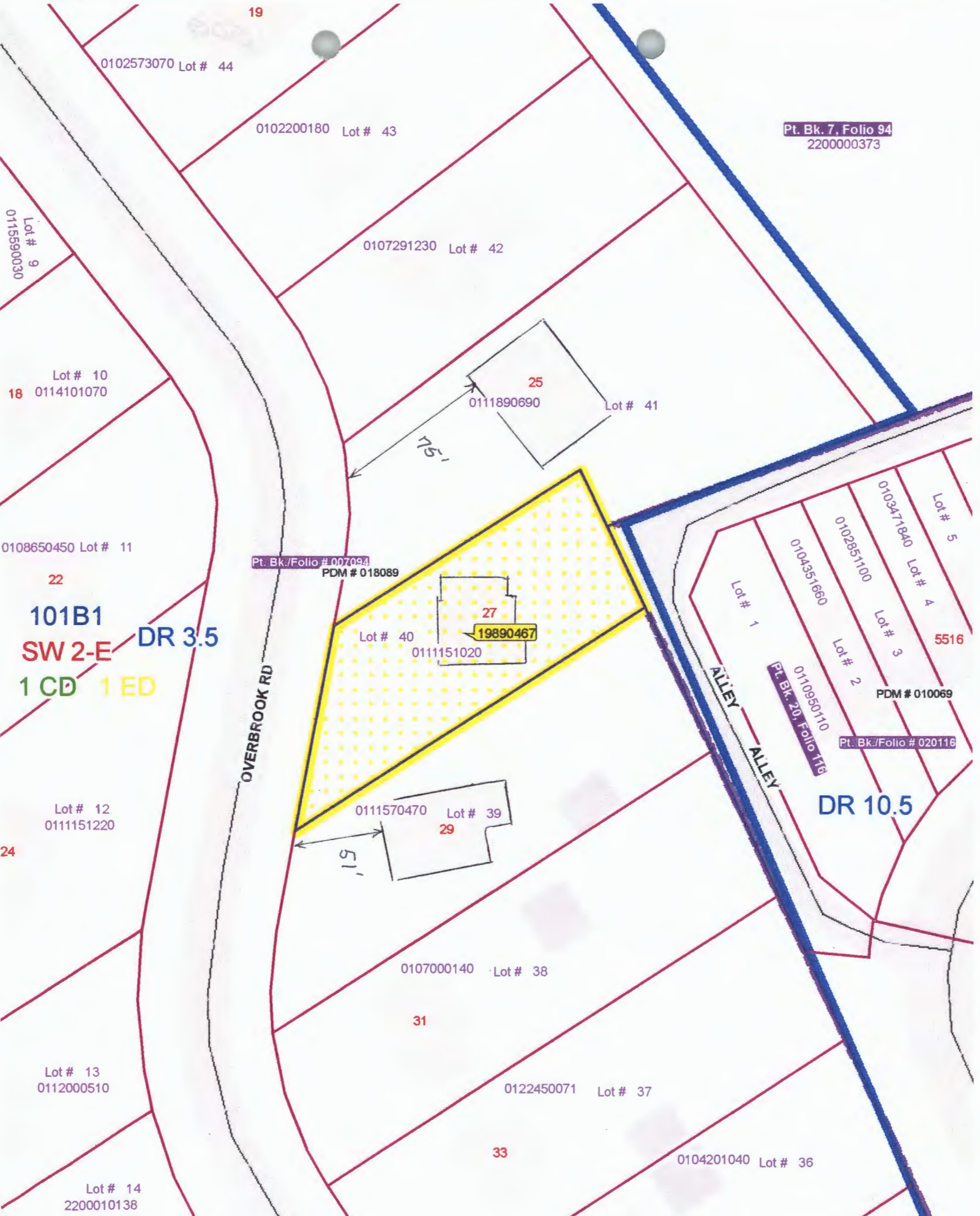
Google maps

[Get Directions](#) [My Maps](#)

[Print](#) [Send](#) [Link](#)



ville,



2011-0170-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 27 Overbrook Rd.

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

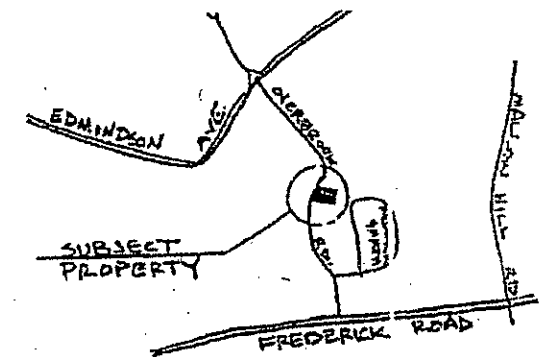
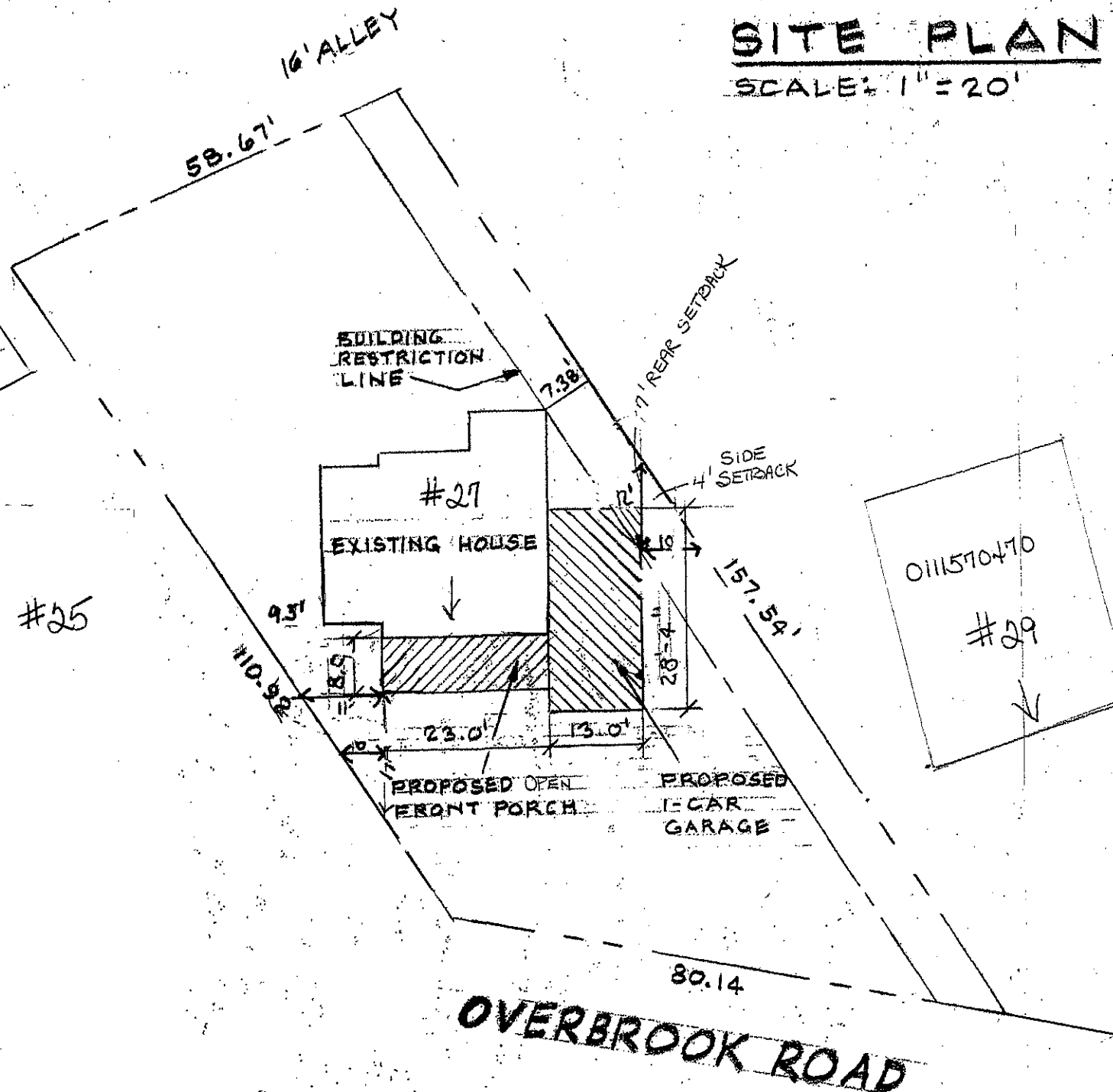
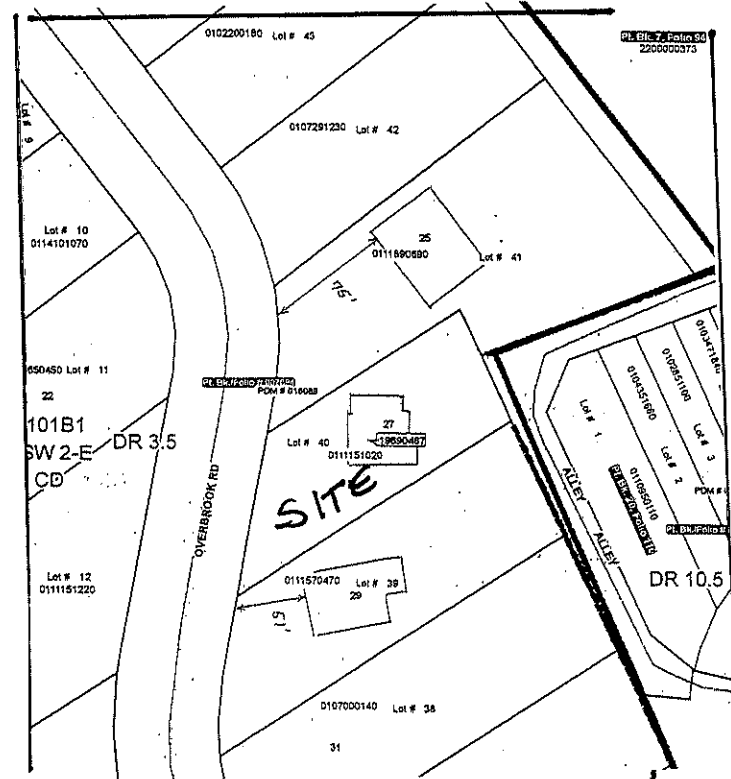
SUBDIVISION NAME Overbrook

PLAT BOOK # 7 FOLIO # 94 LOT # 40 SECTION # NA

OWNER BETTY A. STEPLEY

SITE PLAN

SCALE: 1" = 20'



VICINITY MAP



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1
COUNCILMANIC DISTRICT 1
1" = 200' SCALE MAP # 10131
ZONING DR-3.5
LOT SIZE 9.177
ACREAGE 0.21 SQUARE FEET
PUBLIC PRIVATE
SEWER ☒ ☐
WATER ☒ ☐
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING 89-467-A

ZONING OFFICE USE ONLY
REVIEWED BY D.T. ITEM # 0170 CASE # 2011-0170-A

PREPARED BY Richard Dixon

SCALE OF DRAWING: 1" = 20