

M E M O R A N D U M

DATE: October 25, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0345-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 24, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

/dlw

IN RE: PETITION FOR VARIANCE

(34 Dunmore Road)

1st Election District

1st Council District

Jean K. & Julius Stiffler

Legal Owners

Petitioners

*

*

*

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0345-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Jean K. & Julius Stiffler, legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from Section 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure to be located in the side yard in lieu of the required rear yard placement.

Jean & Julius Stiffler appeared in support of the petition. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). That agency has no objection to granting the petitioned zoning relief conditioned upon the successful resolution of the aforementioned violation case.

The site is approximately 7,161 sq. ft. in size and is zoned DR 5.5. After an anonymous complaint was filed with the Bureau of Code Enforcement Petitioners were instructed to seek zoning relief. There were no Protestants at the hearing and no written objections in the file.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty

ORDER RECEIVED FOR FILING

Date 9/24/19

By Sen

or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

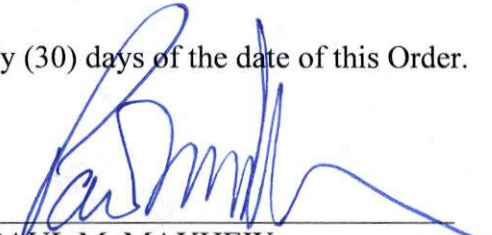
The Petitioners testified that there is a large specimen tree behind the house which prevents them from erecting the shed completely in the rear of the house. As such the property is unique. Petitioners therefore placed the structure partially behind the house and partially in the side yard. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to build any structure and they need a shed for storage. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare.

THEREFORE, IT IS ORDERED, this 24th day of **September, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure to be located in the side yard in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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


PAUL M. MAYHEW
Managing Administrative Law Judge
For Baltimore County

PMM:slm

ORDER RECEIVED FOR FILING

Date 9/24/19

By slm



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 34 DUNMORE ROAD, CATONSVILLE, MD 21228 which is presently zoned DR5.5

Deed References: 10 Digit Tax Account # 0111151770

Property Owner(s) Printed Name(s) JULIUS M. STIFFLER, JEAN K. STIFFLER

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

BCZR: 400.1 → To permit an accessory structure to be located in the side yard in lieu of the required rear yard placement.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

JULIUS M. STIFFLER, JEAN K. STIFFLER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

JULIUS M. STIFFLER

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2019-0345-A Filing Date 7/2/19

Do Not Schedule Dates:

Reviewer JS

REV. 10/4/11

ORDER RECEIVED FOR FILING
9/24/19
Sen
Date
By

(REFILED)

PROPERTY DESCRIPTION:

34 Dunmore Road, 21228

Located in the southwest corner of the intersection of Dunmore Road (50' wide ROW) and Kilmarnoch Drive (45' wide ROW). Known as lot #46 in the neighborhood of Dunmore containing 7161 square feet of property. Councilmatic District 1, Election District 1.

2019-0345-A

PM 9-23-19
10 AM

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Sunday, September 22, 2019 11:46 PM
To: Administrative Hearings
Subject: Case # 2019-0345-A Certification @ Dunmore Rd.
Attachments: Dunmore Rd. Cert..jpeg; Dunmore Rd. Photos.jpeg

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Debbie,

I finally have a Cert for you of Case # 2019-0345-A @ 34 Dunmore Road. Nice to get busy again.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/20/2019

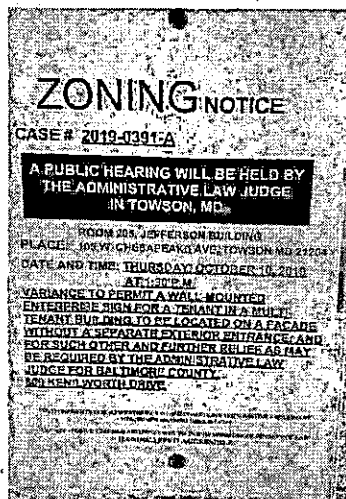
Case Number: 2019-0391-A

Petitioner / Developer: JASON VETTORI, ESQ. ~ ERIC BRENNAN ~
H. KIMBERLY POTEMBER

Date of Hearing: OCTOBER 10, 2019

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:
800 KENILWORTH DRIVE

The sign(s) were posted on: SEPTEMBER 20, 2019



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)



Background Photo 1st Sign posted @ 34 Dunmore Road ~ 9/22/2019



Background Photo 2nd Sign posted @ 34 Dunmore Road ~ 9/22/2019
CASE # 2019-0345-A

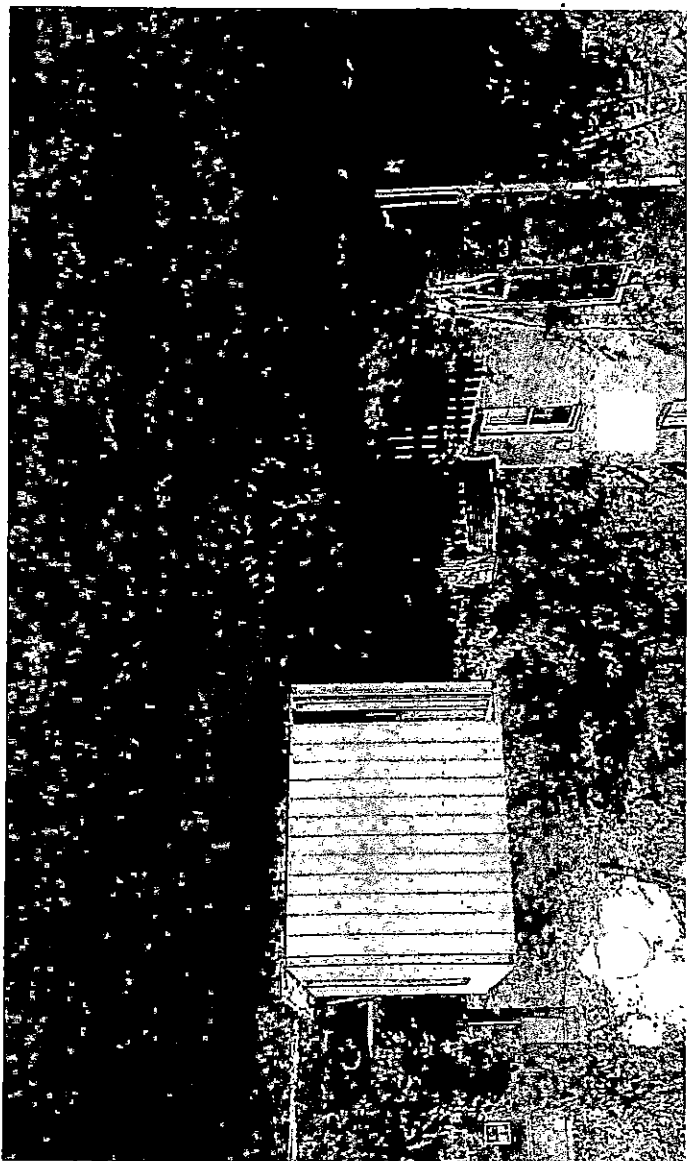


PHOTO
#1



PHOTO
#2

PHOTO
#3



PHOTO
#4



PHOTO
#5



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/3/2019

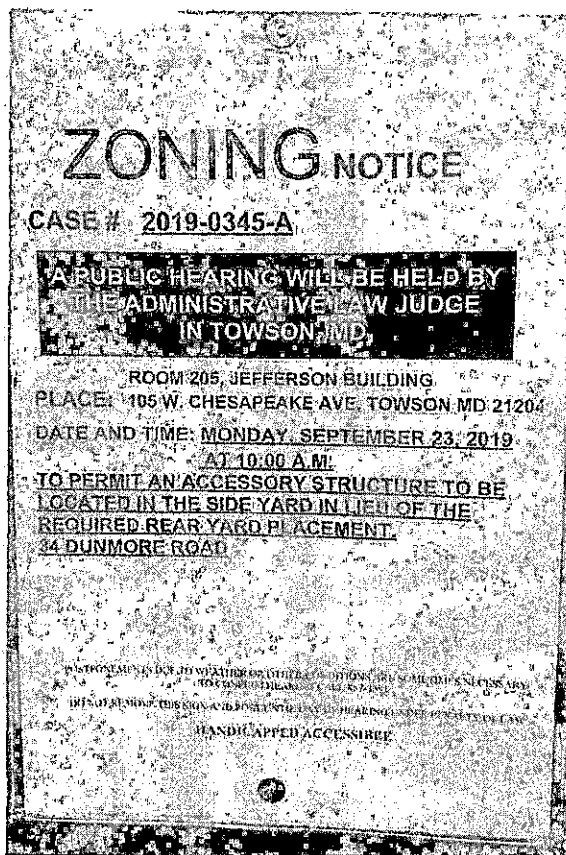
Case Number: 2019-0345-A

Petitioner / Developer: LAURIE STIFFLER & TONY ROHRS

Date of Hearing: SEPTEMBER 23, 2019

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:
34 DUNMORE ROAD

The sign(s) were posted on: SEPTEMBER 3, 2019



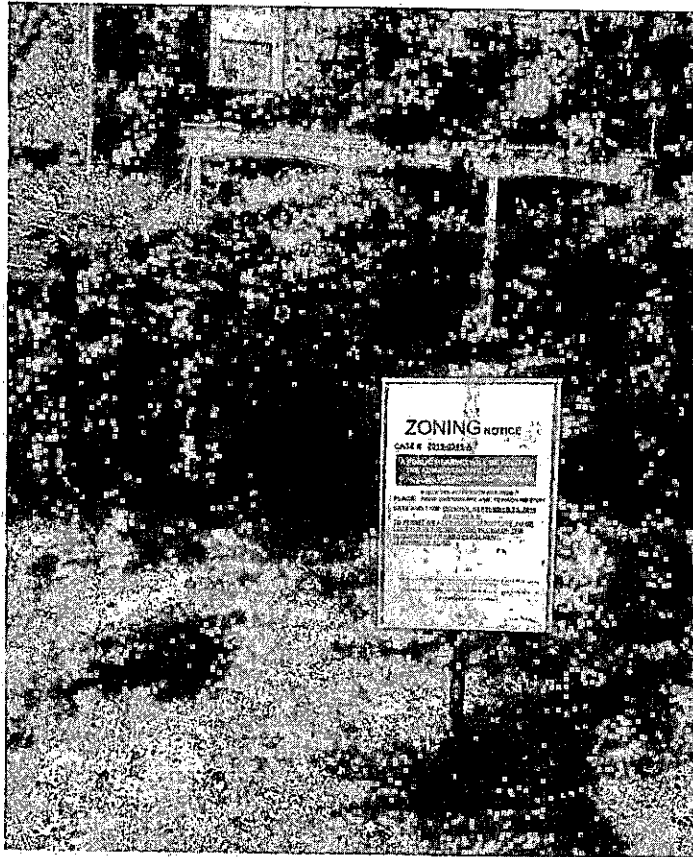
Linda O'Keefe
(Signature of Sign Poster)

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)



Background Photo 1st Sign @ 34 Dunmore Rd. ~ 9/3/2019



Background Photo 2nd Sign @ 34 Dunmore Rd. ~ 9/3/2019

CASE # 2019-0345-A

RE: PETITION FOR VARIANCE
34 Dunmore Road; SW corner of Dunmore
Road and Kilmarnoch Drive
1st Election & 1st Councilmanic Districts
Legal Owner(s): Jean & Julius Stiffler
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-345-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
JUL 11 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of July, 2019, a copy of the foregoing Entry of Appearance was mailed to Jean & Julius Stiffler, 34 Dunmore Road, Catonsville, Maryland 21228, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 22, 2019

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0345-A

34 Dunmore Road

Southwest corner of intersection of Dunmore Road and Kilmarnoch Drive

1st Election District – 1st Councilmanic District

Legal Owners: Julius & Jean Stiffler

Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard placement.

Hearing: Monday, September 23, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Stiffler, 34 Dunmore Road, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 3, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, September 3, 2019 - Issue

Please forward billing to:
Jean & Julius Stiffler
34 Dunmore Road
Catonsville, MD 21228

410-978-9928

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0345-A

34 Dunmore Road

Southwest corner of intersection of Dunmore Road and Kilmarnoch Drive

1st Election District – 1st Councilmanic District

Legal Owners: Julius & Jean Stiffler

Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard placement.

Hearing: Monday, September 23, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11783970
 Case #: 2019-0345-A
 Description:

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/3/2019

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0345-A



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County
NOTICE OF ZONING HEARING The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows: CASE NUMBER: 2019-0345-A 34 Dunmore Road Southwest corner of intersection of Dunmore Road and Kilnamoch Drive 1st Election District - 1st Councilmanic District Legal Owners: Julius & Jean Suffer Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard placement. Hearing: Monday, September 23, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204 Michael Mallinoff Director of Permits, Approvals and Inspections for Baltimore County NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391. s3

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/9/2019

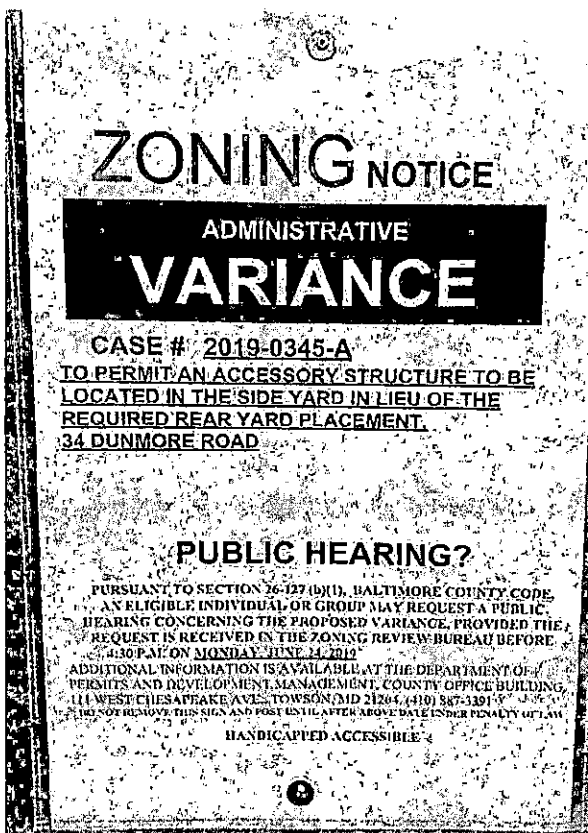
Case Number: 2019-0345-A

Petitioner / Developer: STIFFLER ~ TONY ROHRS

Date of Closing: JUNE 24, 2019

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:
34 DUNMORE ROAD

The sign(s) were posted on: JUNE 9, 2019



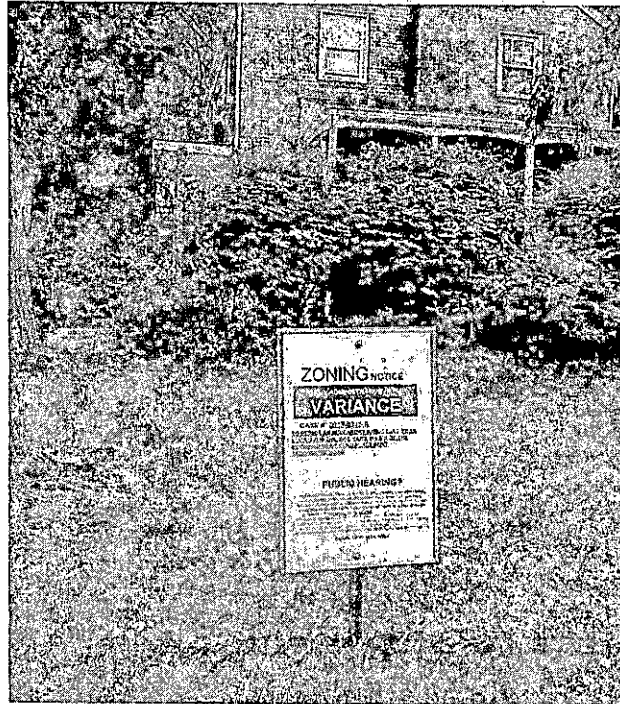
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

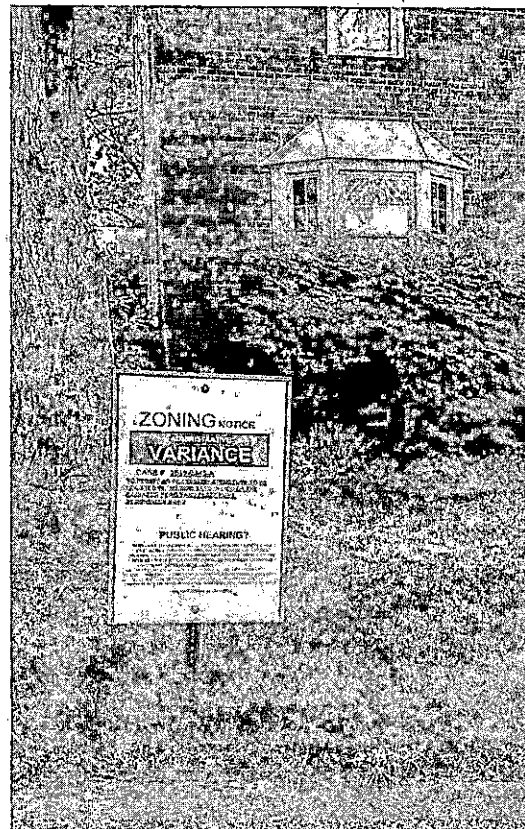
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 34 Dunmore Road ~ 6/9/2019



Background Photo 2nd Sign @ 34 Dunmore Road ~ 6/9/2019

CASE # 2019-0345-A

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

No. **184780**

PAID RECEIPT

Date: **5/31/19**

BUSINESS ACTUAL TIME DRW
 6/03/2019 5/31/2019 11:13:07 5

REG W505 WALKIN LRB
 >>RECEIPT # 009765 5/31/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$75.00

5 528 ZONING VERIFICATION

CR NO. 184780

Recpt Tot \$ 75.00

.00 CK 75.00 CA

Baltimore County, Maryland

Total: **\$75.00**

Rec From: **STIFFLER**

For: **2019-0345-A**

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 17, 2019

Julius M. Stiffler
34 Dunmore Road
Catonsville MD 21228

RE: Case Number: 2019-0345-A, 34 Dunmore Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 2, 2019. 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 black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

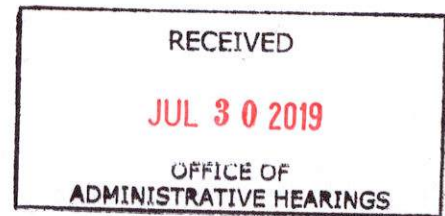
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 7/26/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-345



INFORMATION:

Property Address: 34 Dunmore Road
Petitioner: Julius and Jean Stiffler
Zoning: DR 5.5
Requested Action: Variance

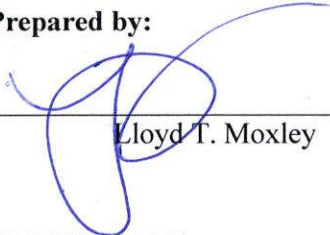
The Department of Planning has reviewed the petition for variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard.

A site visit was conducted on July 11, 2019. The site is within the Southwest Baltimore County Revitalization Strategy area and is improved with a two story single family dwelling. The site is subject to violation case #CC190051.

The Department has no objection to granting the petitioned zoning relief conditioned upon the successful resolution of the aforementioned violation case.

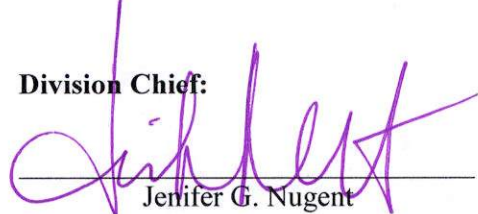
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

CPG/JGN/LTM/

c: Josephine Selvakumar
Julius M. Stiffler
Office of the Administrative Hearings
People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 6/12/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

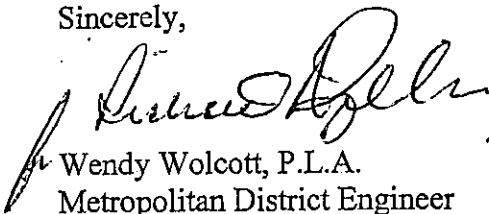
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2019-0345-A.

*Administrative Variance
Sean K. & Julius M. Stiller
34 Dillmore Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

ADDENDUM: (P. 2's N. 12.1)

PHOTO #1: TAKEN FROM DUNMORE ROAD - FENCE OPPOSED SHED

SHOWS: APPROXIMATELY 8 FOOT DISTANCE FROM NEIGHBORS PROPERTY

N. 12.1 TREE ON RIGHT SIDE THAT IS PRESENT AT FROM

BEING PLACED CLOSER TO HOUSE

PHOTO #2: ALSO TAKEN FROM DUNMORE ROAD

SHOWS: DISTANCE FROM LEFT SIDE OF HOUSE (APPROXIMATELY 16 FEET)

ALSO AGAIN SHOWS LARGE TREE ON THE RIGHT THAT PROHIBITS

PLACEMENT OF SHED CLOSER TO THE HOUSE

PHOTO'S 3, 4, 5: TAKEN FROM KILMARNOCK DRIVE SHOWS

RELATIONSHIP OF PROPOSED SHED WITH RESPECT TO REAR

OF HOUSE, NEIGHBORS PROPERTY FENCE N. 12.1 BACK

IMPOSED BY TREE N. 12.1 ROOTBALL ABOVE GROUND

PHOTO #3: SHOWS DISTANCE BETWEEN NEIGHBORS' FENCE

N. 12.1 HOUSE (34 DUNMORE) TO BE APPROXIMATELY 12 FEET.

MAKING PLACEMENT OF PROPOSED SHED BEHIND HOUSE

IMPOSSIBLE. ALSO SHOWS ROOT MASS ABOVE GROUND

REQUIRE PLACEMENT OF TO BE BEHIND ROOT

MASS N. 12.1 ORIGINATED INTO SIDE YARD.

(NEXT)

PHOTO #4: TAKEN F. M KILMARNOOCH ROAD

SHOWS: CLEAR VIEW OF LARGE TREE, ROOTMASS, AND ADDITIONAL TREES, BUSHES AND PLANTINGS DICTATING PLACEMENT OF SHED TO OUR PROPOSED BUILDING SITE

PHOTO #5: TAKEN FROM KILMARNOOCH ROAD FACING PROPOSED SHED

SHOWS: SETBACK FROM TREE AND SHRUBS IN RELATION TO PROPOSED SHED SITE.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 7/26/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-345

INFORMATION:

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Requested Action: Variance

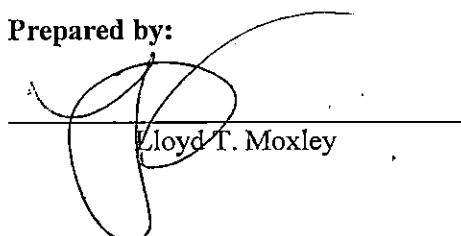
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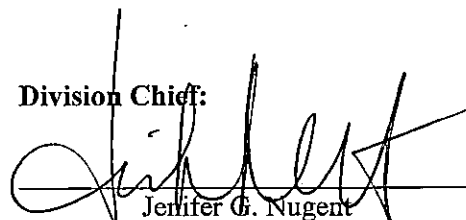
Prepared by:



Lloyd T. Moxley

CPG/JGN/LTM/

Division Chief:



Jennifer G. Nugent

c: Josephine Selvakumar
Julius M. Stiffler
Office of the Administrative Hearings
People's Counsel for Baltimore County

Permits, Approvals, and Inspections
Code Inspections & Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204



Code Enforcement 410-887-3351
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Building Inspection 410-887-3953

www.baltimorecountymd.gov/Agencies/permits/

CODE ENFORCEMENT & INSPECTION CITATION

STIFFLER JEAN K STIFFLER JULIUS MARTIN JR
3305 OAK WEST DR
ELLCOTT CITY, MD 21043-4341

CASE NUMBER CC1900517	PROP.TAX ID 01-11-151770
VIOLATION ADDRESS 34 DUNMORE RD CATONSVILLE, MD 21228	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.C. 35-2-301: Obtain building/ fence/ sign permit	Failure to obtain permit. If permit is obtained or variance/ special exception hearing get put on docket, hearing can be dismissed.

Pursuant to Section 1-2-217, Baltimore County Code, civil penalty has been assessed, as a result of the violation(s) cited herein, in the amount indicated:

\$1000

A quasi-judicial hearing has been pre-scheduled in:
Jefferson Building, 105 W. Chesapeake Ave, Rm 205
Towson, Maryland, 21204

DATE: 05/29/2019 TIME: 09:00 A.M.

IF A VIOLATOR DOES NOT APPEAR AT THE CODE ENFORCEMENT HEARING, THE CITATION AND ANY CIVIL PENALTY ARE DEEMED A NON-APPEALABLE FINAL ORDER OF THE CODE OFFICIAL OR THE DIRECTOR.

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Inspector Badge Number 39	Issued Date 04/19/2019
-------------------------------------	----------------------------------

Permits, Approvals, and Inspections
Code Inspections & Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204



Code Enforcement	410-887-3351
Electrical Inspection	410-887-3960
Plumbing Inspection	410-887-3620
Building Inspection	410-887-3953

www.baltimorecountymd.gov/Agencies/permits/

CODE ENFORCEMENT & INSPECTION CITATION

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

1. If unable to appear on the designated date, the violator may request in writing to the Code Official within fifteen (15) days from the date of this citation for a rescheduled hearing. If you require the assistance of an interpreter because you do not understand or speak the language in which the proceedings are being conducted you must ask for an interpreter within 72 hours of the court date.
2. At this hearing, you are entitled to be represented by an attorney; present witnesses, present evidence, and cross-examine any witnesses against you. An attorney can be helpful to you by (a) explaining the charges in this citation, (b) helping you at the hearing, and (c) helping you challenge the civil penalty, if found in violation.
3. If Administrative Law Judge finds that a violation has occurred, the Final Order may include (a) a civil penalty, (b) reasonable conditions as to time and manner of correction and (c) requirement to reimburse the County for any lien(s) or costs incurred to correct a violation.
4. (a) Civil penalty a lien.
 - (1) If a final order assesses a civil penalty or an order of the Board of Appeals affirms or modifies a final order that assesses a civil penalty and the violator does not pay the civil penalty within the time required by the order, the Code Official or the Director shall certify to the Director of Budget and Finance the amount owed.
 - (2) If a violator does not pay a civil penalty within the time required as specified in paragraph (1) of this subsection, the amount owed
 - (i) Become a lien on the property on which the violation existed and shall be collectible in the manner provided for the collection of real estate taxes; or
 - (ii) May be collected in the same manner as any civil money judgment or debt may be collected.
- (b) Code Official may procure performance. If a violator fails to comply with a final order or an order of the Board of Appeals, the Code Official or the Director may procure the performance of the work needed to correct the violation in accordance with the procedure authorized in 3-6-402 of this subtitle.
5. If you are the Owner of the property, failure to pay the assessed penalty shall constitute a lien on the property and shall be collectible in the same manner and to the same extent as real estate taxes. In addition, failure to correct the violation(s) shall result in appropriate judicial action for enforcement, including civil contempt, which could result in imprisonment.
6. Should the Violator disagree with the Final Order rendered by the Office of Administrative Law, an appeal may be taken to the Baltimore County Board of Appeals within fifteen (15) days of the date of the Order.
7. A filing fee of \$225.00 and a security in the amount of any civil penalty assessed in the Final Order must accompany the notice of appeal and petition. See Baltimore County Code: 3-6-302.
8. Inclement weather procedure: If Baltimore County Government offices are closed or have a delayed opening, all code enforcement hearings will be rescheduled. Reschedule letters will be mailed to the property owner of record.
9. If the violator wishes **NOT** to contest this citation, give up your right to a hearing and wish to pay the fine. Please remit the following: a copy of this citation, and a check or money order payable to: Baltimore County Office of Budget and Finance, 400 Washington Ave, Rm 150, Towson, MD 21204

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0345 -A Address 34 DUNMORE ROAD.

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

Filing Date: 5/31/19 Posting Date: 6/9/19 Closing Date: 6/24/19

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2019- 0345 -A Address 34 DUNMORE ROAD.

Petitioner's Name STIFFLER Telephone 410-978-9928

Posting Date: 6/9/19 Closing Date: 6/24/19

Wording for Sign: To Permit AN ACCESSORY STRUCTURE TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD PLACEMENT.

Revised 6/30/2019

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2019-0345-A

Property Address: 34 DUNMORE ROAD

Property Description: _____

Legal Owners (Petitioners): JEAN + JULIUS STIFFLER

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEAN + JULIUS STIFFLER

Company/Firm (if applicable): _____

Address: 34 DUNMORE ROAD

CATONSVILLE, MD 21228

Telephone Number: 410-978-9928

Revised 7/9/2015

AV 6/24

Debra Wiley

From: Jason Seidelman
Sent: Friday, June 14, 2019 2:41 PM
To: Debra Wiley
Subject: RE: Administrative Variance Case No. 2019-0345-A - Closing date: 6/24/19

So I was notified today that these folks also have a code enforcement citation against them, so obviously it will be switched to a public hearing. BUT, I'm off next week, so this will wait until I'm back on June 24.

Jason

-----Original Message-----

From: Debra Wiley
Sent: Wednesday, June 12, 2019 11:43 AM
To: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Subject: Administrative Variance Case No. 2019-0345-A - Closing date: 6/24/19

Hi Jason,

Please see attachments regarding the above-referenced administrative variance.

Unfortunately, the SDAT is reflecting that this is not the petitioner's principal residence and if that's the case, it cannot be treated as an administrative variance.

Please let me know if you have documentation proving otherwise.

Thanks in advance; it is appreciated.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Wednesday, June 12, 2019 11:39 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 06.12.2019 11:38:40 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov



Debra Wiley

From: Debra Wiley
Sent: Wednesday, June 12, 2019 11:43 AM
To: Jason Seidelman
Subject: Administrative Variance Case No. 2019-0345-A - Closing date: 6/24/19
Attachments: 20190612113840648.pdf

Hi Jason,

Please see attachments regarding the above-referenced administrative variance.

Unfortunately, the SDAT is reflecting that this is not the petitioner's principal residence and if that's the case, it cannot be treated as an administrative variance.

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Queries to: adminhearingscpr@baltimorecountymd.gov

ZAC AGENDA

Case Number: 2019-0345-A Reviewer: Jason Seidelman
Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jean K & Julius M. Stiffler
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No Flood Plain: No Historic: No Election Dist: 1 Council Dist: 1

Property Address: 34 DUNMORE RD

Location: SW corner of intersection of Dunmore Road (50) and Kilmarnoch Drive (45).

Existing Zoning: DR 5.5

Area: 7,161 SQ

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory structure to be located in the side yard in lieu of the required rear yard placement.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/24/2019

Miscellaneous Notes:

Case Number: 2019-0346-A Reviewer: Gary Hucik
Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL
Type: VARIANCE
Legal Owner: Robert OTZ
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No Flood Plain: No Historic: No Election Dist: 6 Council Dist: 3

Property Address: 20905 MT ZION RD

Location: East side of Mt. Zion Road South 1,000 feet to centerline of Freeland Road.

Existing Zoning: RC 2

Area: 3.643 AC

Proposed Zoning:

VARIANCE:

To permit a proposed accessory structure (shed) with a height off 22 feet in lieu of the required 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 01 Account Number - 0111151770			
Owner Information					
Owner Name:	STIFFLER JEAN K STIFFLER JULIUS MARTIN JR			Use: Principal Residence:	RESIDENTIAL NO
Mailing Address:	3305 OAK WEST DR ELLCOTT CITY MD 21043-4341			Deed Reference:	/09233/ 00256
Location & Structure Information					
Premises Address:	34 DUNMORE RD 0-0000			Legal Description:	PT LT 46 DUNMORE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0003	1179		0000	46 2019 00-0101
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County U	
1952	1,288 SF		7,161 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	BRICK	1 full	
Value Information					
	Base Value	Value	Phase-In Assessments		
		As of	As of	As of	
		01/01/2019	07/01/2018	07/01/2019	
Land:	88,200	114,500			
Improvements	160,800	156,400			
Total:	249,000	270,900	249,000	256,300	
Preferential Land:	0			0	
Transfer Information					
Seller: KERNAN W STUART		Date: 06/22/1992		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09233/ 00256		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 01 Account Number - 0111151770			
Owner Information					
Owner Name:	STIFFLER JEAN K STIFFLER JULIUS MARTIN JR			Use:	RESIDENTIAL
Mailing Address:	3305 OAK WEST DR ELLCOTT CITY MD 21043-4341			Principal Residence:	NO
				Deed Reference:	/09233/ 00256
Location & Structure Information					
Premises Address:		34 DUNMORE RD 0-0000		Legal Description:	PT LT 46 DUNMORE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0101	0003	1179		0000	
					Block:
					46
					Lot:
					2019
					Assessment Year:
					2
					Plat No:
					0014/
					Plat Ref:
					0103
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1952	1,288 SF		7,161 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
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Last Major Renovation					
Value Information					
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		As of	As of	As of	
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Improvements	160,800	156,400			
Total:	249,000	270,900	256,300	263,600	
Preferential Land:	0			0	
Transfer Information					
Seller: KERNAN W STUART		Date: 06/22/1992		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09233/ 00256		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Homestead Application Status: No Application

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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0101	0003	1179		0000	
					Block:
					46
					Lot:
					2019
					Assessment Year:
					Plat No:
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Special Tax Areas:		Town: NONE			
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				04	
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Last Major Renovation					
Value Information					
		Base Value		Value	
				As of	
				01/01/2019	
				As of	
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				256,300	
				0	
Transfer Information					
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Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
				0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Violation Case
CC 190051 CASE NO. 2019-0345-A

C H E C K L I S T

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

7/26

PLANNING
(if not received, date e-mail sent _____)

COMMENT

6/12

STATE HIGHWAY ADMINISTRATION

NO Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 9/3/19

SIGN POSTING (1st) Date: 9/3/19

by G. Keefe

SIGN POSTING (2nd) Date: _____

by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

CASE NAME 34 Dunmore Road
CASE NUMBER 2019-0345-A
DATE 9/23/19

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

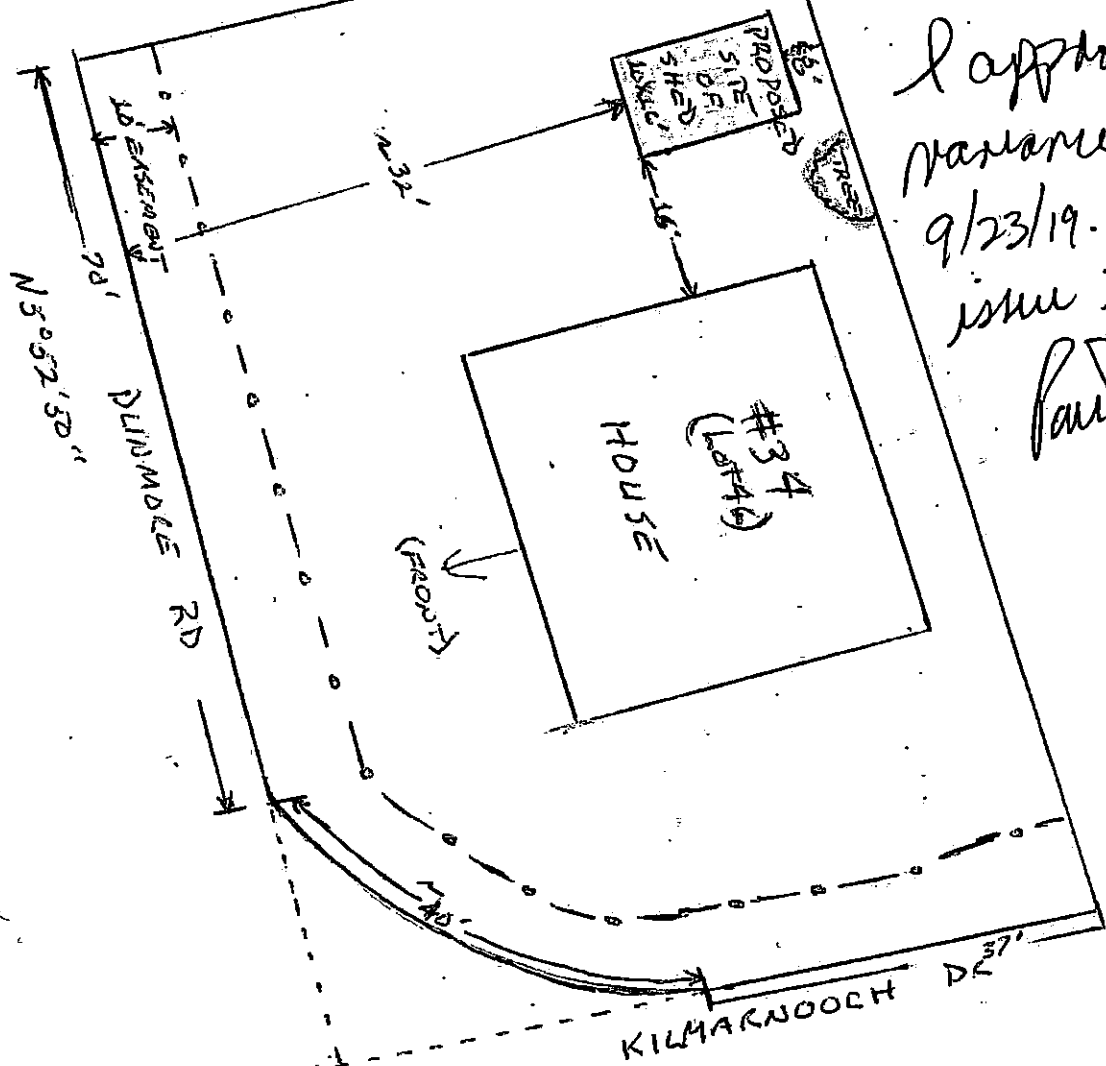
SITE VICINITY MAP

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 3A DUNMORE RD OWNER(S) NAME(S) JEAN K STIFFLER; JULIUS M STIFFLER

SUBDIVISION NAME DUNMORE LOT # 46 BLOCK # _____ SECTION # _____

PLAT BOOK # 2 FOLIO # _____ 10 DIGIT TAX # 01115370 DEED REF. # 09233/00256



I approved this variance today 9/23/19. Please issue the permit.
Paul M. Stiffler

MAP IS NOT TO SCALE
ZONING MAP# 101B1
SITE ZONED DR 5.5
ELECTION DISTRICT 1
COUNCIL DISTRICT 1
LOT AREA ACREAGE _____
OR SQUARE FEET 7161
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC X PRIVATE _____
SEWER IS: _____
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

PLAN DRAWN BY JULIUS M STIFFLER DATE _____ SCALE: 1 INCH = 20 FEET

VIOLATION CASE INFO:
CC1900517

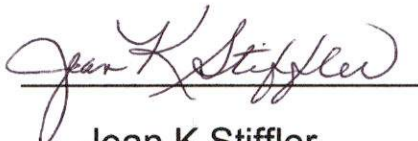
2019-0345-A

September 15, 2019

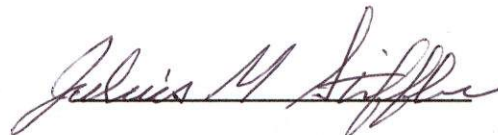
To: District Court Baltimore County

I will not be able to attend the hearing scheduled for September 23, 2019 at 10:00 a.m., room 205 of the Jefferson building because it necessary for me to attend my first post surgery examination with my surgeons on the 23 of September.

This letter grants permission for my daughter, (Laure Stiffler), and my contractor, (Tony Rhours), to act in my wife's (Jean K Stiffler) and myself (Julius M Stiffler) on our behalf for the conclusion of the hearing and any additional requirements necessary to obtain a permit for the building of the structure on our property.


Jean K Stiffler

September 15, 2019


Julius M Stiffler

September 15, 2019

DR 3.5

0104635003

0113206580 28

Pt. Bk./Folio # 007008

Lot # 28

Lot # 30

0103370840

0112740390 32

2016-0234-SP

Lot # 34

PAI # 010308

0108006510

Lot # 34

0114100011

PAI # 010308

PAI # 010308

PAI # 010308

1800013467

0105610410

0106570010

010281210 Lot # 42

1991-0216-A

0118870020

0119320110

0119716570

0118100810

1948-1287-XA

0108000480

Lot # 191
0102651320

Lot # 193
0120450140

6606

0119610090

Lot # 45

6604

0119270330

Lot # 44

Lot # 44

0112400590

Pt. Bk. 0000014, Folio 0103

KILMARNOCH DR

Lot # 110
1980-0241-A
0107001350

PAI # 010012

Lot # 46
0123350370

34
0111151770

Lot # 46

Pt. Bk./Folio # 014103C

41
0116152010
Lot # 109

47
Lot # 24 0104002281

Lot # 23 0116750330

PAI # 010012

43
Lot # 22 0108300330

41
Lot # 21 0119718700

39
Lot # 20 0104870140

37
Lot # 19 0107000360

35
Lot # 18 0102001030
Pt. Bk. 0000007, Folio 0008

33
Lot # 17 0111350510

Lot # 108 0111771110

Lot # 47 0112001880

Lot # 107 0106570750

30
Lot # 48 0102470350

Lot # 106 0103471080

Lot # 49 0120000900

Lot # 105 0108001700

26
Lot # 50 0123154140

Lot # 104 0101350330

24
Lot # 51 0118101570

Lot # 52 0116600120 22

DUNMORE RD

DUNVEGAN RD

1 CD
101B1
DR 5.5

3608

0123500630

0121001110

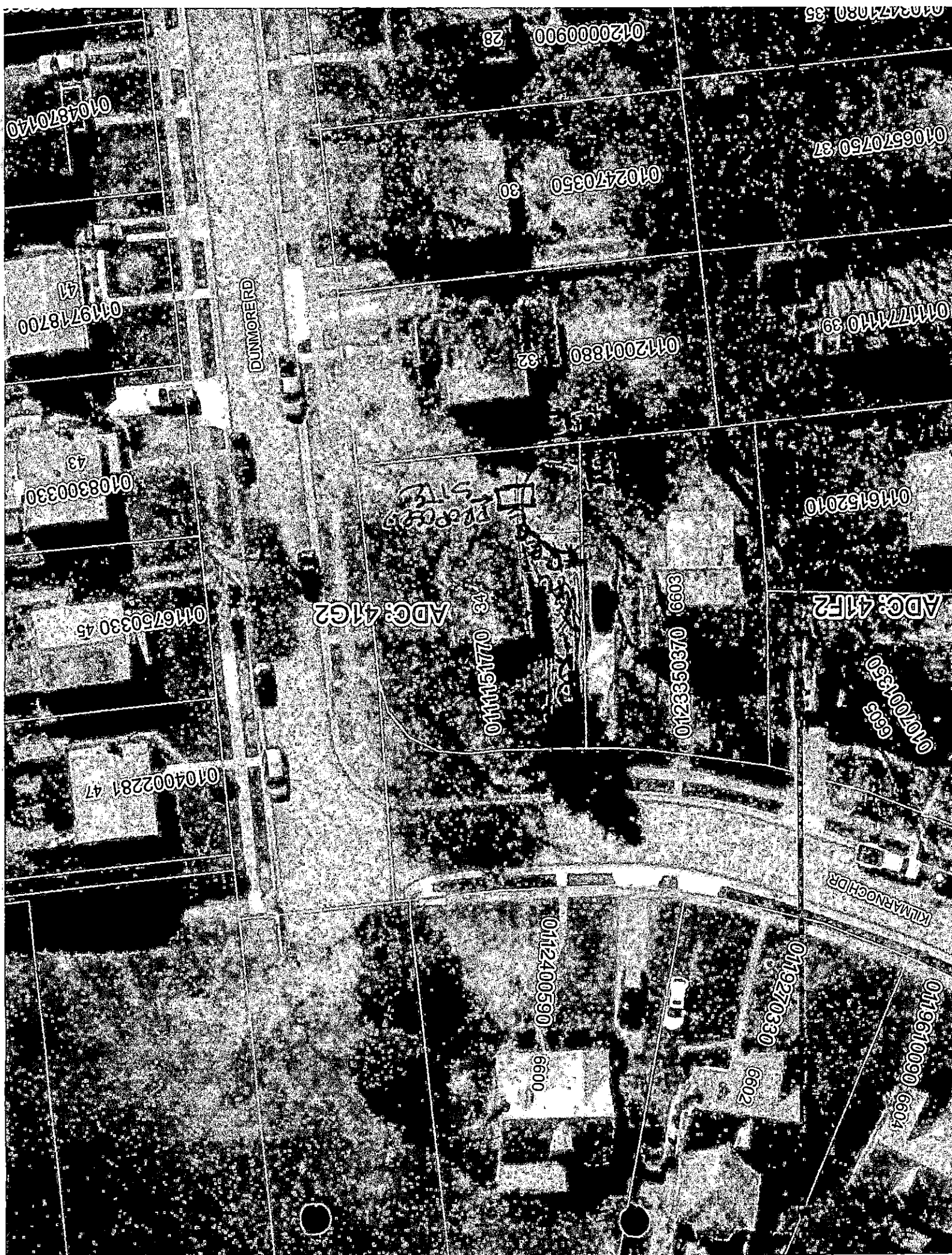
0118350150

01110000330

0620099110

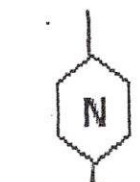
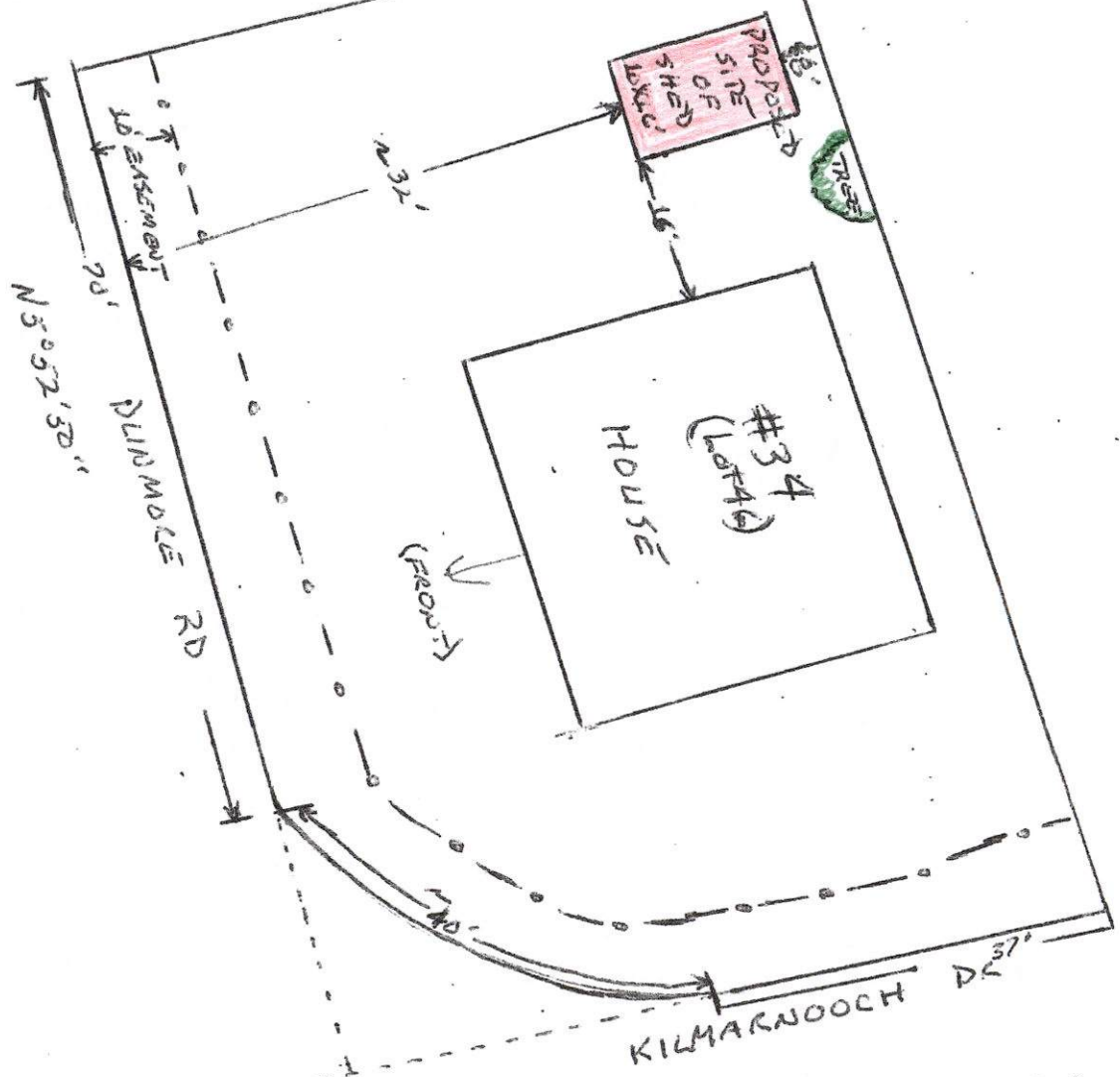
0108000170

Lot # 119



SITE VICINITY MAP

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 34 DUNMORE RD OWNER(S) NAME(S) JEAN K STIFFLER; JULIUS M STIFFLER
SUBDIVISION NAME DUNMORE LOT # 46 BLOCK # _____ SECTION # _____
PLAT BOOK # 2 FOLIO # _____ 10 DIGIT TAX # 011412170 DEED REF. # 09233/00256



PLAN DRAWN BY JULIUS M STIFFLER DATE _____ SCALE: 1 INCH = 20 FEET

N
MAP IS NOT TO SCALE
ZONING MAP# 10181
SITE ZONED DR 5.5
ELECTION DISTRICT 1
COUNCIL DISTRICT 1
LOT AREA ACREAGE _____
OR SQUARE FEET 7161
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:
CC1900517

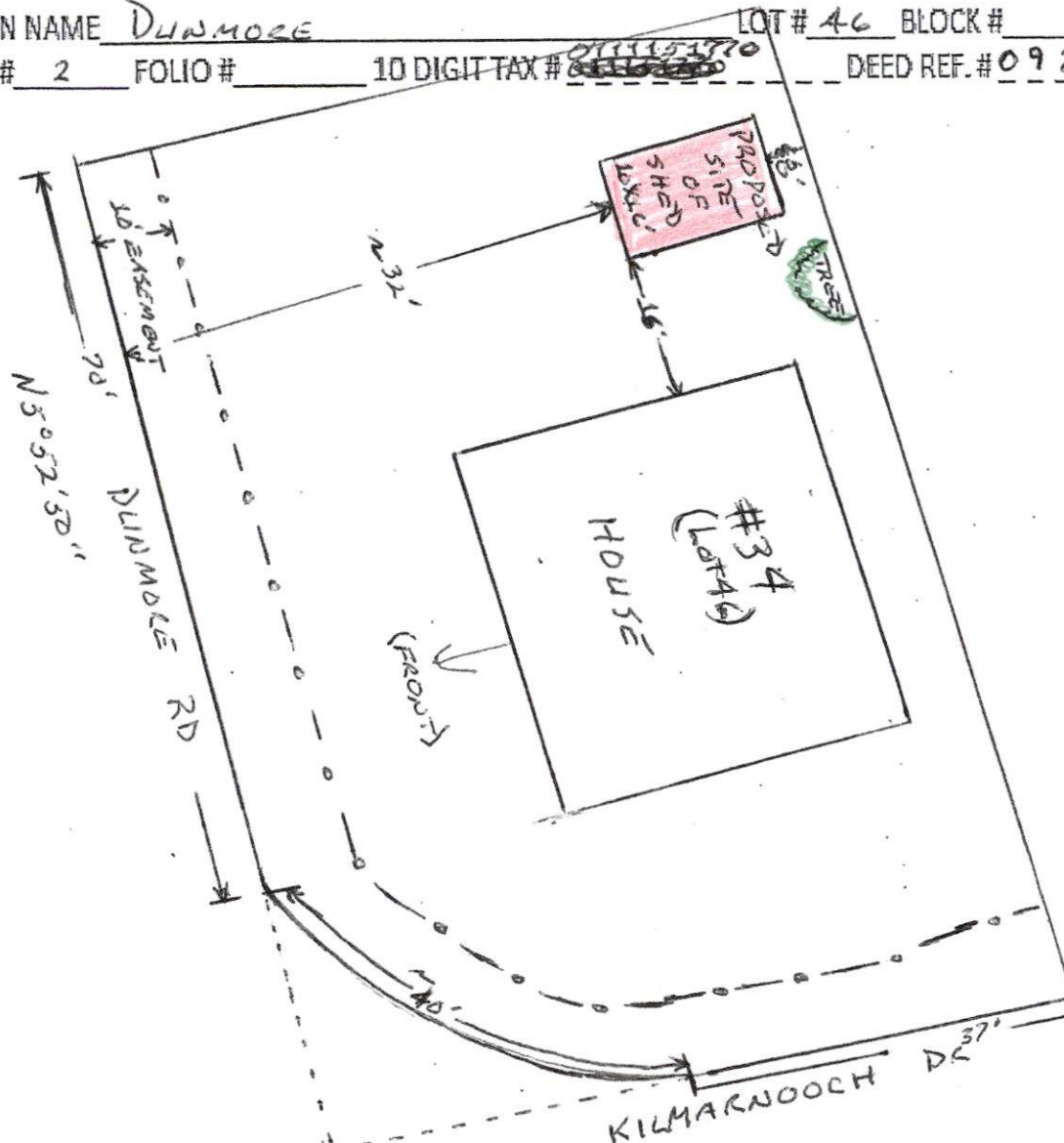
2019-0345-A

SITE VICINITY MAP

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 34 DUNMORE RD OWNER(S) NAME(S) JEAN K STIFFLER; JULIUS M STIFFLER

SUBDIVISION NAME DUNMORE LOT # 46 BLOCK # _____ SECTION # _____
 PLAT BOOK # 2 FOLIO # _____ 10 DIGIT TAX # 21115370 DEED REF. # 09233/00256



PLAN DRAWN BY JULIUS M STIFFLER DATE _____ SCALE: 1 INCH = 20' FEET

N
 MAP IS NOT TO SCALE
 ZONING MAP# 10181
 SITE ZONED DR 5.5
 ELECTION DISTRICT 1
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