



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 3200 Grace Road Sparrows Pt 21219 which is presently zoned DR5.5
Deed References: 40406100322 10 Digit Tax Account # 1504751001
Property Owner(s) Printed Name(s) Kate + Michael Kessel

(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: 100.6 → To permit chickens to be kept on a property with 7,452 sq. ft. of area in lieu of the minimum required 1 acre.

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):

Kate Kessel / MIKE KESSEL
Name #1 - Type or Print Name #2 - Type or Print
Kate Kessel / M. Kessel
Signature #1 Signature #2
3200 Grace Road Sparrows Pt MD
Mailing Address City State
21219 / 443 392 6819 / K88girl@msn.com
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2020-0256-1 Filing Date 10/20/20 Do Not Schedule Dates: _____ Reviewer JS

1. The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

2. The second part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

3. The third part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

ZONING PROPERTY DESCRIPTION FOR 3200 Grace Road Sparrows Point MD 21219

Beginning at a point on the southwesterly side of Grace Road which is 31 feet wide at a distance of 10 feet west of the centerline of the nearest improved intersecting Martha Avenue which is 20 feet wide. Our property is a corner lot located at the intersection of Grace Road and Martha Avenue.

Latitude: 39.242894 Longitude: -76.445549

Being Lot #1 & #2, Block N, Section 0141 in the subdivision of Lynch Point as recorded in Baltimore County Plat Book #8, Folio #38, containing 7452 square feet. Located in the 15th Election District and 7th Council District.

2020-0256-A



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:

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 Deed References: 40406100322 10 Digit Tax Account # 1504751001
 Property Owner(s) Printed Name(s) Katie + Michael Kessel

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

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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):

Katie Kessel / MIKE KESSEL
 Name #1 - Type or Print Name #2 - Type or Print

Katie Kessel / M. Kessel
 Signature #1 Signature #2

3200 Grace Rd Sparrows Pt MD
 Mailing Address City State

21219 / 443 392 6819 / K80girl@msn.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2020-0256-A Filing Date 10/20/20 Do Not Schedule Dates: _____ Reviewer JS

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2020-0256-A

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

No. 200987

Date: 10/20/20

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

Rec
From: KGSSEL

For: 2020-0256-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

KATIE KOLAREK 3200 GRACE RD. SPARROWS POINT, MD 21219		7-11 520-3071	179
DATE 10/14/20		Shield SM	
PAY TO THE ORDER OF Baltimore County		\$ 75.00	
Seventy Five		DOLLARS	
M&T Bank			
MEMO Petition for livestock		Katie Kolarek	
⑆052000113⑆		9874985246⑆0179	

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/neighbor 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: 2020-0256-A

Property Address: 3200 GRACE ROAD, 21219

Property Description:

Legal Owners (Petitioners): KATIE + MICHAEL KESSEL

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: KESSEL

Company/Firm (if applicable):

Address: 3200 GRACE ROAD

SPARROWS POINT, MD. 21219

Telephone Number: 443-392-6819

Revised 7/9/2015



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

Permits, Approvals, and Inspections
Code Inspections & Enforcement
County Office Building, Rm. 213
11 West Chesapeake Ave
Baltimore, Maryland 21204
www.baltimorecountymd.gov/Agency

CODE ENFORCEMENT CORRECTION NOTICE

CASE NUMBER CC2012787	PROP.TAX ID 15-04-751001
VIOLATION ADDRESS 3200 GRACE RD SPARROWS POINT, MD 21219	

21219
KOLA
3200

YOU WILL VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
Code Remove all trash & debris from property Building/ fence/ sign permit Permitted livestock / fowl / poultry	Rear Failure to obtain Fence permit Failure to obtain deck permit Chickens are not permitted on property

Failure to comply with this correction notice, may result in a \$ fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the inspector for more information and details.

COMPLIANCE DATE:	INSPECTOR ID: 44
	ISSUED DATE:

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

1. It is important that you read this document carefully, as it charges you with the commission of a crime.
2. If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
3. If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
4. A lawyer can give important assistance to you:
 - (a) on how to correct the violation(s) in order to avoid trial or
 - (b) at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
5. A conviction for each violation will subject you to potential fines of \$200, \$500, \$1000 per day per violation, depending on the violation, or 90 days jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
6. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
7. Upon correction of these violation(s), contact the inspector for re-inspection. If you have any questions contact the inspector promptly.

2020-0256-A

02

in

ode



Department of Permits, Complaints

Record Id: CC2012787

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>
CC2012787	Latoshia Rumsey-Scott	09/29/2020	09/29/2020	Correction Notice Mailed

Complaint Description: Chickens, built privacy fence and deck w/o permit , TJD in rear

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
3200 GRACE RD SPARROWS POINT, MD 21219 Tax Id: 1504751001	KOLAREK KATIE MARIE 3200 GRACE RD SPARROWS POINT, MD 21219	Baltimore County

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Latoshia Rumsey-Scott	09/30/2020	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
Latoshia Rumsey-Scott		Re-Inspection	Scheduled		

Lien Information - No Lien

Comments Detail

9/30/2020: Chickens are not permitted on property
9/30/2020: Rear
9/30/2020: Failure to obtain Fence permit
Failure to obtain deck permit

Page 1 of 1

Katie and Michael Kessel
3200 Grace Road
Sparrows PT, MD 21219
443-362-6819
K80girl@msn.com
Case Number CC2012787
TAX ACCT 15-04-751001

October 12, 2020

Dear Zoning Commissioner,

My husband and I are in the process of applying for a variance at our home located at 3200 Grace Road, Sparrows Point, MD 21219. On October 5, 2020, we received a code enforcement violation regarding having fowl on less than 1 acre of land. Our property is an expansive, well-maintained, open backyard.

During the Covid crisis and shortage of eggs in our area, we thought it would benefit us to raise a small flock of chickens. There are a few houses in our sub-division who also have chickens, so we decided to purchase a few chicks. We contacted our adjoining neighbors asking if they had any concerns with us keeping a small flock of egg laying hens on our property. No one objected, and they have all signed the attached petition along with other neighbors in the sub-division.

We have invested over \$1500 in a custom coop and fencing for the run. We hand raised them from hatchlings and they have quickly become part of our family. The possibility of losing them over sufficient acreage is unimaginable. We live on a corner lot and often families and neighbors walking by will call the chickens over to the fence to see them. We keep their wings clipped to hinder them from jumping and flying too high. We share the eggs with our neighbors and also with our family. Their manure is composted for our garden. Depending on the weather we allow them to free-range in our yard so that they are not confined to the coop and run. Our "girls" are very docile and friendly. They are always interacting with us as soon as we come outside.

We truly do believe our flock not only brings positivity to our families lives, but also the random families on an evening stroll that travel pass our home on their daily trip around the neighborhood. We would be devastated to loose our hens, our egg supply, and our self-sustaining investment. Please review the attached, photographs, documents, signatures and grant our variance to continue to raise our hens. Thank you in advance for your time and consideration regarding this matter.

Sincerely,

The block contains two handwritten signatures in dark ink. The first signature is cursive and appears to read 'Katie Kessel'. The second signature is also cursive and appears to read 'M. Kessel'.

Katie and Michael Kessel

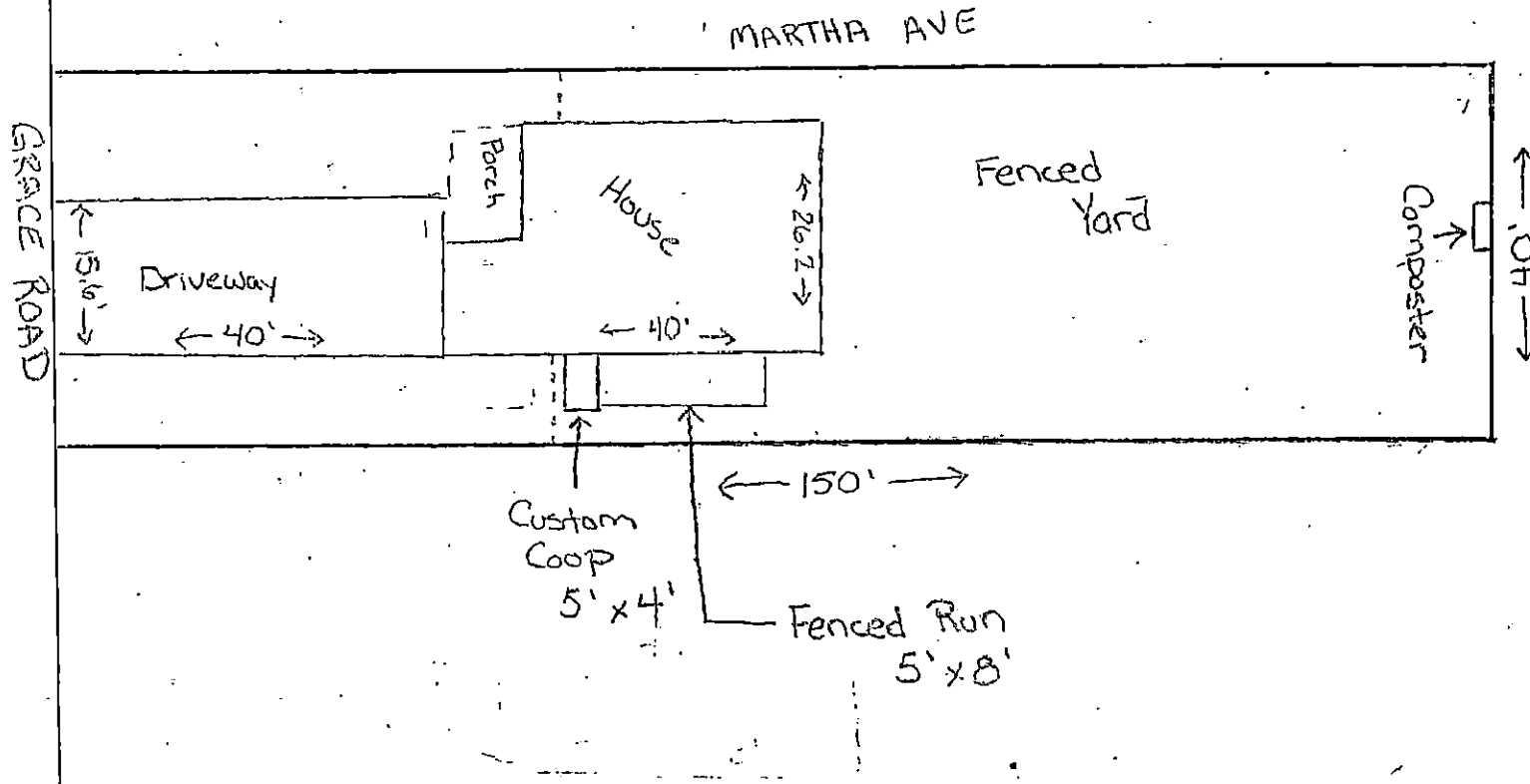
2020-0256-A

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

ADDRESS 3200 GRACE ROAD Sparrows Pt OWNER(S) NAME(S) Katie + Michael Kessel

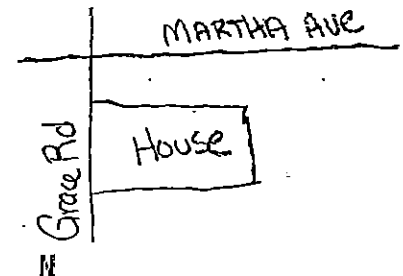
SUBDIVISION NAME LYNCH POINT LOT # 1+2 BLOCK # N SECTION # 0141

PLAT BOOK # 8 FOLIO # 38 10 DIGIT TAX # 1504751001 DEED REF. # 40406/00322



PLAN DRAWN BY Katie Kessel DATE 10/13/20 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0111

SITE ZONED 0141

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 7452

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:

CC 2012 787

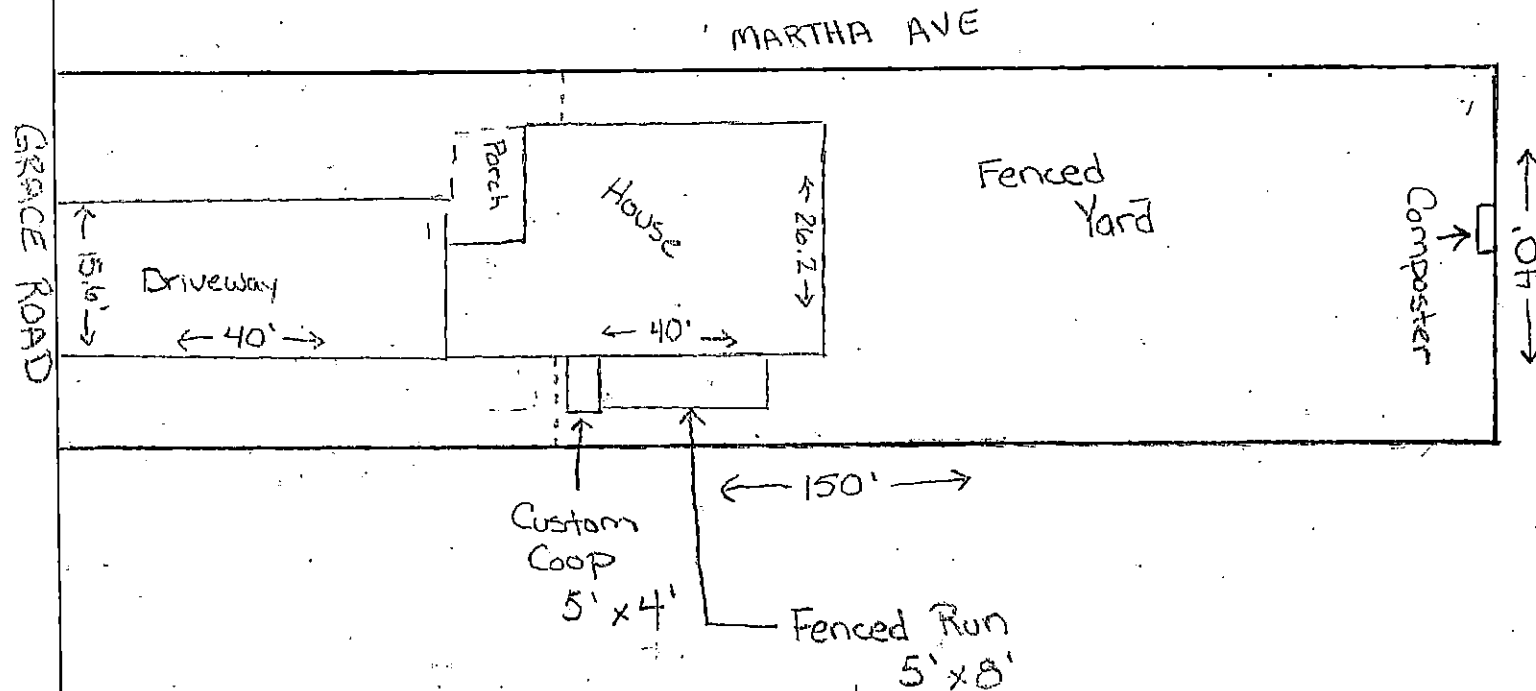
2020-0756-A

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

ADDRESS 3200 GRACE ROAD Sparrows Pt OWNER(S) NAME(S) Katie + Michael Kessel

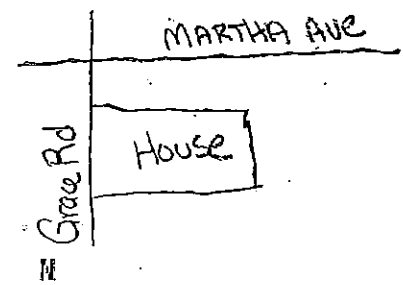
SUBDIVISION NAME LYNCH POINT LOT # 1+2 BLOCK # N SECTION # 0141

PLAT BOOK # 8 FOLIO # 38 10 DIGIT TAX # 1504751001 DEED REF. # 40406/00322



PLAN DRAWN BY Katie Kessel DATE 10/13/20 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0111

SITE ZONED 0141

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 7452

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:

CC 2012-787

2020-0756-A



2020-0256-A



2020-0256-A

MEMORANDUM

DATE: December 29, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0257-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on December 23, 2020. 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.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(9834 Fox Hill Road)
11th Election District *
5th Council District *
William & Joan Staicos *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2020-0257-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, William and Joan Staicos (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 400.1 to permit a shed to be located in the center of the rear yard of a corner property in lieu of the required placement in the third of the rear yard furthest from both roads. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 1, 2020, 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 § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 11-23-20

By 102

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 Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the detached shed height and usage, I will impose conditions that the detached shed shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 23rd day of **November, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BCZR § 400.1 to permit a shed to be located in the center of the rear yard of a corner property in lieu of the required placement in the third of the rear yard furthest from both roads, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.
- Petitioners or subsequent owners shall not convert the detached shed into a dwelling unit or apartment. The detached shed shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The detached shed shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 11-23-20

2

By [Signature]

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:dlw

ORDER RECEIVED FOR FILING

Date 11-23-20

By 



ADMINISTRATIVE ZONING . PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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

Address 9834 FOX HILL RD PERRY HALL MD 21128 Currently zoned DR2
Deed Reference 56491499 10 Digit Tax Account # 1118049022
Owner(s) Printed Name(s) WILLIAM & JOAN STAIKOS

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 → To permit a shed to be located in the center of the rear yard of a corner property in lieu of the required placement in the 1/3 of the rear yard furthest from both roads.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

William Staikos, Joan Staikos
Name #1 – Type or Print Name #2 – Type or Print
William Staikos, Joan Staikos
Signature #1 Signature #2
9834 FOX HILL RD PERRY HALL, MD.
Mailing Address City State
21128 4436907029 jstaikos123@yahoo.c
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, It is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0757-1 Filing Date 10/20/20 Estimated Posting Date 11/1/20 Reviewer JS

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 9834 FOX HILL RD PERRY HALL MD 21128
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

This property is located at the corner of Fox Hill Rd and a dead end street (Meetinghouse Rd) that has only our driveway and a neighbor's driveway intersecting it. No one else uses this dead end street. The residential property on the (left) west side (9832) has rear septic drain fields next to our property which are beginning to fail and the land slopes downward significantly from west to east making the land near our lot often very wet and soggy. Additionally, during a rain, drainage on the west side between the two properties runs downhill to the same rear corner. If we were required to locate the shed on the west side of our lot, it would potentially be difficult to drive our lawn tractor into the left side of the shed due to the condition of the ground, thereby making it unusable to house our tractor. This damp condition would also be a detriment to the materials making up the shed. We would like to use the site of a previous shed located on the (right) East side of the property, which has existed for over 25 years with no impact on the public safety or welfare of other citizens.

William Staicos
Signature of Owner (Affiant)
WILLIAM STAIÇOS
Name- Print or Type

Joan Staicos
Signature of Owner (Affiant)
JOAN STAIÇOS
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of October, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: William Staicos and Joan Staicos

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

AS WITNESS my hand and Notary Seal



Monica Dilworth
Notary Public
3-25-2024
My Commission Expires

9834 FOX HILL ROAD

The Zoning Petition Property Description:

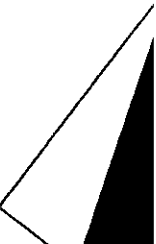
Part A:

Zoning property - 9834 Fox Hill Rd., Perry Hall, Maryland 21128, beginning at a point on the West side which is 101' from the edge of Meetinghouse Rd, (50'R/W, 20" W), N 85° 34' 00" W, and 200' from the South edge of Fox Hill Rd, (50" R/W, 20" W), N 00° 34' 00"W.

Part B:

Being Lot # 57, Section C, in the subdivision of Perry Hall Manor, as recorded in Baltimore County Plat Book #24, Folio # 20, containing a total number of .48 acres. Located in the Baltimore County Election District 11 and 5th Council District.

2020-0257-A



CERTIFICATE OF POSTING

Date: 11-1-20

RE: Case Number: 2020-0257-A

Petitioner/Developer: Staicos

Date of Hearing/Closing: 11-16-20

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 9834 Fort Hall Rd

The signs(s) were posted on 11-1-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2020-0257 - A

TO PERMIT A SHED TO BE LOCATED IN THE CENTER
OF THE REAR YARD OF A CORNER PROPERTY IN LIEU OF
THE REQUIRED PLACEMENT IN THE 1/3 OF THE REAR
YARD FURTHEST FROM BOTH ROADS

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

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ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2020-0251A

TO PERMIT A SHED TO BE LOCATED IN THE
CENTER OF THE REAR YARD OF A CORNER PROPERTY
IN LIEU OF THE REQUIRED PLACEMENT IN THE 13.6 F.
THE REAR YARD FURTHER FROM BOTH PAGES.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON

8/11/2021
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
211 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0257-A

101 PERMIF-A SHED TO BE LOCATED IN THE CENTER
OF THE REAR YARD OF A CORNER PROPERTY IN LIEU OF
THE REQUIRED PLACEMENT IN THE 1/3 OF THE REAR
YARD FURTHEST FROM BOTH ROADS

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 11/16/2020

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT, COUNTY OFFICE BUILDING,
1100 N. E. 1204 (410) 887-3391

CERTIFICATE OF POSTING

Date: 11-1-20

RE: Case Number: 2020-0257-A

Petitioner/Developer: Staicos

Date of Hearing/Closing: 11-16-20

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 9834 Fort Hill Rd

The signs(s) were posted on 11-1-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0257 -A Address 9834 FOX HILL ROAD, 21128
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/20/20 Posting Date: 11/1/20 Closing Date: 11/16/20

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 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 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.
3. **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.
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 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 2020- 0257 -A Address 9834 FOX HILL ROAD, 21128
Petitioner's Name STALCOS Telephone 443-690-7029
Posting Date: 11/1/20 Closing Date: 11/16/20
Wording for Sign: _____

_____ To permit a shed to be located in the center of the rear yard of a corner property in lieu of the required _____
_____ placement in the 1/3 of the rear yard furthest from both roads. _____

Revised 2/20/2020

**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/neighbors 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: 2000-0257-A

Property Address: 9834 FOX HILL RD, PERRY HALL, MD 21128

Property Description: LOT 57, SECTION C, IN SUBDIVISION OF PERRY HALL MANOR,

Legal Owners (Petitioners): WILLIAM L & JOAN L. STAICOS

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: STAICOS

Company/Firm (if applicable): _____

Address: 9834 FOX HILL ROAD

PERRY HALL, MD 21128

Telephone Number: 443-690-7029

Revised 7/9/2015

7

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

No. 200988

Date: 10/20/20

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

Rec
From: STAICOS

For: 2020-0257-4

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

JOAN L. STAICOS 02/11
9834 FOX HILL ROAD
PERRY HALL, MD 21128-9703

234

65-7675/2550
BRANCH 21

10-19-20 DATE

PAY TO THE
ORDER OF

Baltimore County MARYLAND \$ 75.00
Seventy-five and 00/100 DOLLARS



FOR

Joan L Staicos

MP

255076753 8009204865 0234



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 16, 2020

William Staicos & Joan Staicos,
9834 Fox Hill Road
Perry Hall MD 21128

RE: Case Number: 2020-0257-A, 9834 Fox Hill 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 October 21, 2020. 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.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0257-A
Address 9834 Fox Hill Road
(Staicos Property)

Zoning Advisory Committee Meeting of **November 2, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0257-A
Address 9834 Fox Hill Road
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Zoning Advisory Committee Meeting of **November 2, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
10-29	DEPS (if not received, date e-mail sent _____)	NC
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: 11-1-20 by Pison	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any:	(Both #1 & #2 Postings - 5 PM)	

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 1118049022		
Owner Information		
Owner Name:	STAIOS JOAN L STAIOS WILLIAM L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9834 FOX HILL RD PERRY HALL MD 21128-9703	Deed Reference: /10888/ 00313
Location & Structure Information		
Premises Address:	9834 FOX HILL RD PERRY HALL MD 21128-9703	Legal Description: 0.458 AC 9834 FOX HILL RD PERRY HALL MANOR
Map: 0063	Grid: 0010	Parcel: 0418
Neighborhood: 11050046.04	Subdivision: 0000	Section: C
Block: 57	Lot: 2021	Assessment Year: 0024/ 0020
Plat No: 0024/ 0020		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1960	1,835 SF	700 SF
Property Land Area	County Use	
19,602 SF	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	4	1 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2018	07/01/2020
		As of
		07/01/2021
Land:	88,100	88,100
Improvements	213,800	213,800
Total:	301,900	301,900
Preferential Land:	0	
Transfer Information		
Seller: ROMANUK AGNES L	Date: 12/30/1994	Price: \$170,000
Type: ARMS LENGTH IMPROVED	Deed1: /10888/ 00313	Deed2:
Seller: ROMANUK SEDOR	Date: 06/29/1976	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05649/ 00499	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 12/11/2012		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Debra Wiley

From: Debra Wiley
Sent: Thursday, November 19, 2020 10:25 AM
To: Kristen L Lewis; Jenae Johnson
Cc: Paul Mayhew; Donna Mignon
Subject: Postings of Signs for Administrative Variances

Good Morning,

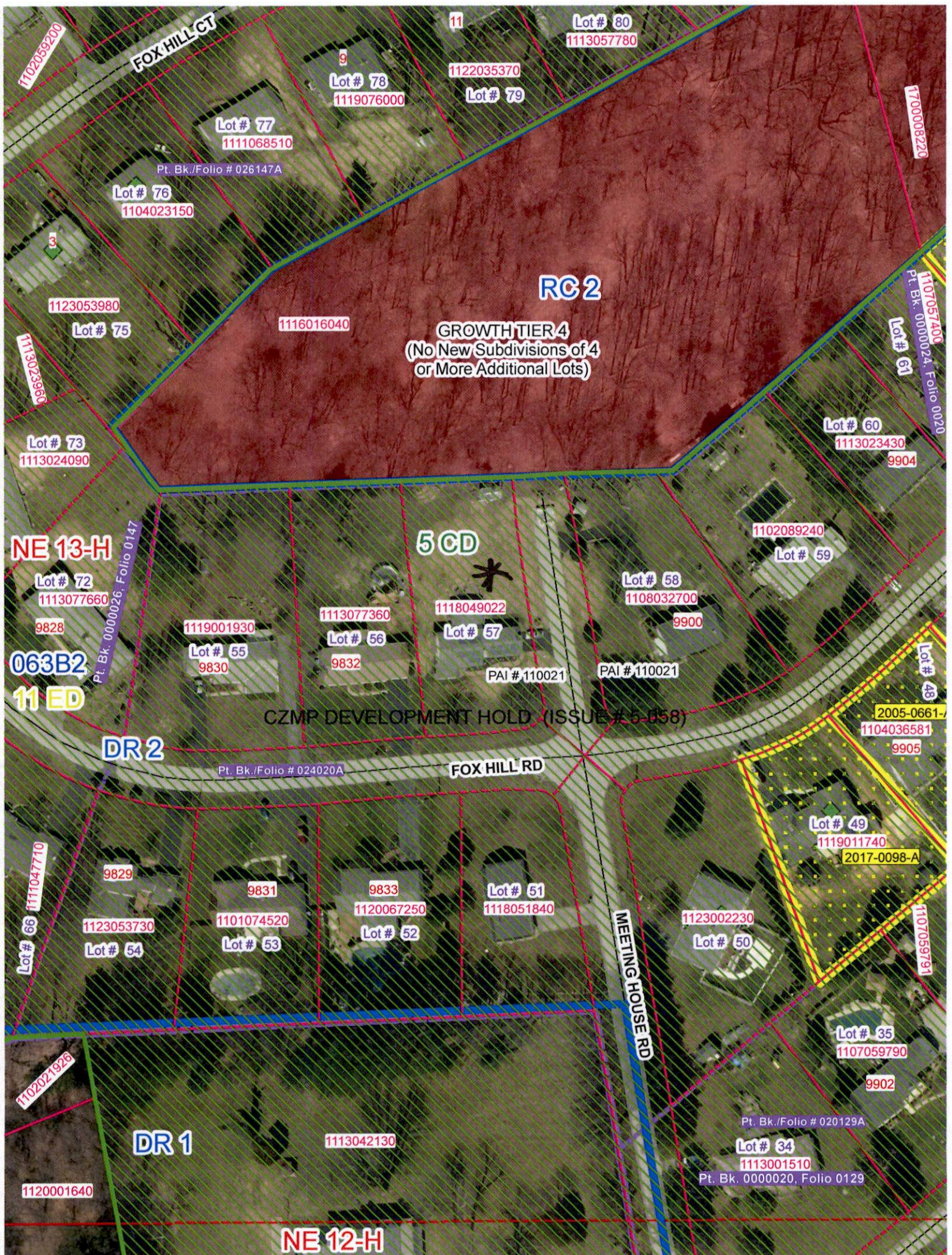
It has come to my attention that a few of the administrative variances that recently closed this past Monday, November 16th have 2 certifications from the sign poster that they have until 5:00 PM to contact your office to file for a formal demand. I've just spoken to Aaron in your office to clarify your office's hours and was told it was until 4:30 PM. I have reached out to Mr. Pilson to make him aware that the signs should be reflective of 4:30 PM and not 5:00 PM.

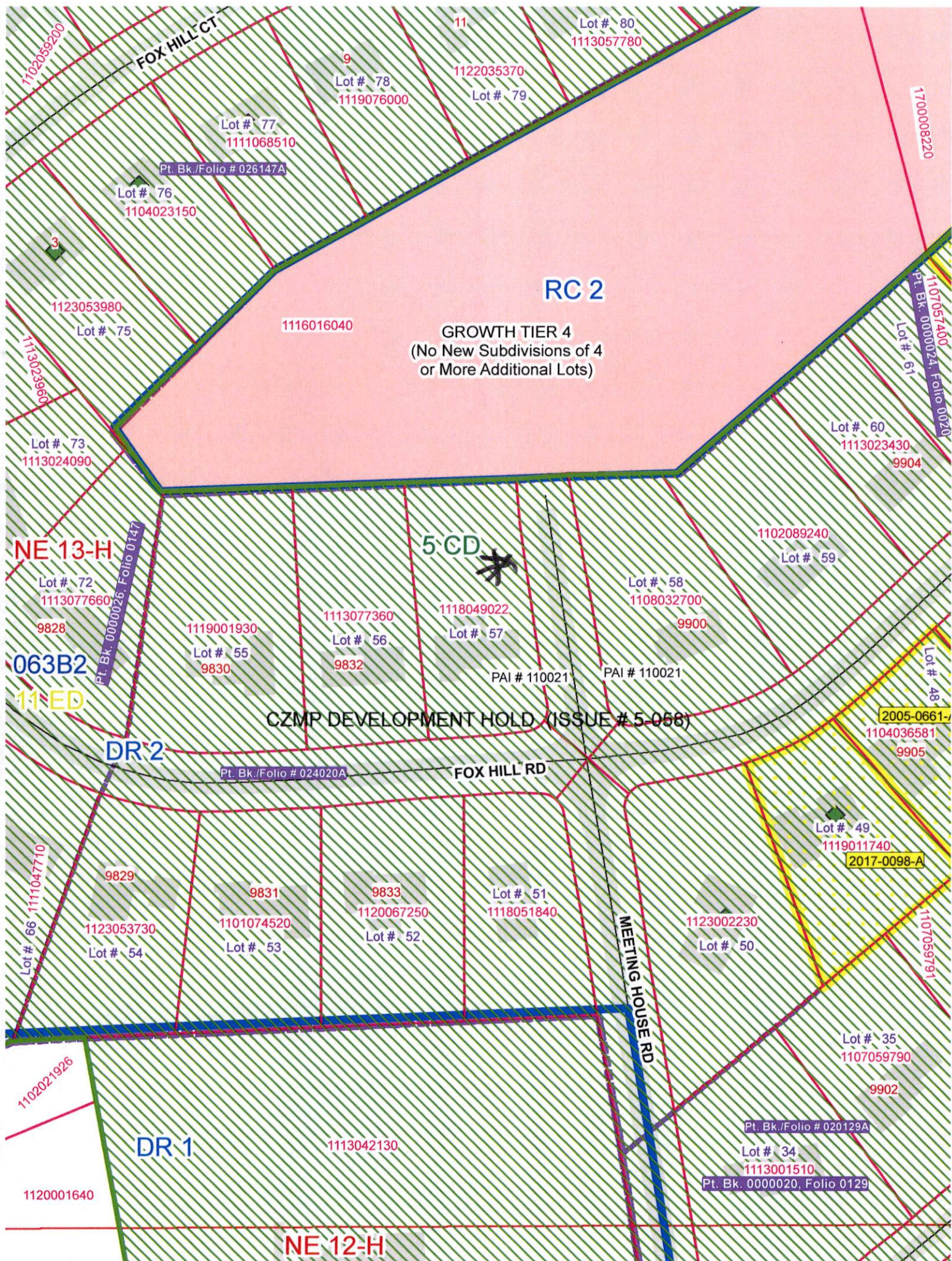
Hopefully, for future cases this will alleviate confusion. As a result of the above, we have a community association that tried to contact your office on Monday after 4:30 PM and could not get an answer in light of the sign indicating that they must request in the Zoning Office. Now, they're voicing their complaint to our office that the sign was insufficient.

Just wanted you all to be aware

Thanks and have a great and safe day !

257-A
5 PM - Both signs





RC 2

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

5 CD

CZMP DEVELOPMENT HOLD (ISSUE # 5-058)

DR 2

DR 1

NE 12-H

NE 13-H

063B2
11 ED

MEETING HOUSE RD

FOX HILL RD

FOX HILL CT

Lot # 77
1111068510

Lot # 76
1104023150

Lot # 78
1119076000

Lot # 79
1122035370

Lot # 80
1113057780

1700008220

Pt. Bk. 0000024, Folio 0020
Lot # 61
1107057400

Lot # 60
1113023430
9904

Lot # 59
1102089240

Lot # 58
1108032700
9900

Lot # 57
1118049022

Lot # 56
1113077360
9832

Lot # 55
1119001930
9830

PAI # 110021

PAI # 110021

2005-0661-
1104036581
9905

Lot # 49
1119011740
2017-0098-A

1107059791

Lot # 35
1107059790
9902

Pt. Bk./Folio # 020129A

Lot # 34
1113001510

Pt. Bk. 0000020, Folio 0129

1113042130

1120001640

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Lot # 66
1111047710

Lot # 54
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1101074520

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1120067250

Lot # 51
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ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 9894 FOX HILL RD OWNER(S) NAME(S) WILLIAM & JOAN STAIKOS
SUBDIVISION NAME PERRYHALL MANOR LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # 24 FOLIO # 20 10 DIGIT TAX # 1118049022 DEED REF. # 56491499

SEE ATTACHED

2020-0257-A



PLAN DRAWN BY PATRICK CATTELL DATE 10-10-94 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 063B2

SITE ZONED DR 2

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE .48

OR SQUARE FEET 20,200

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

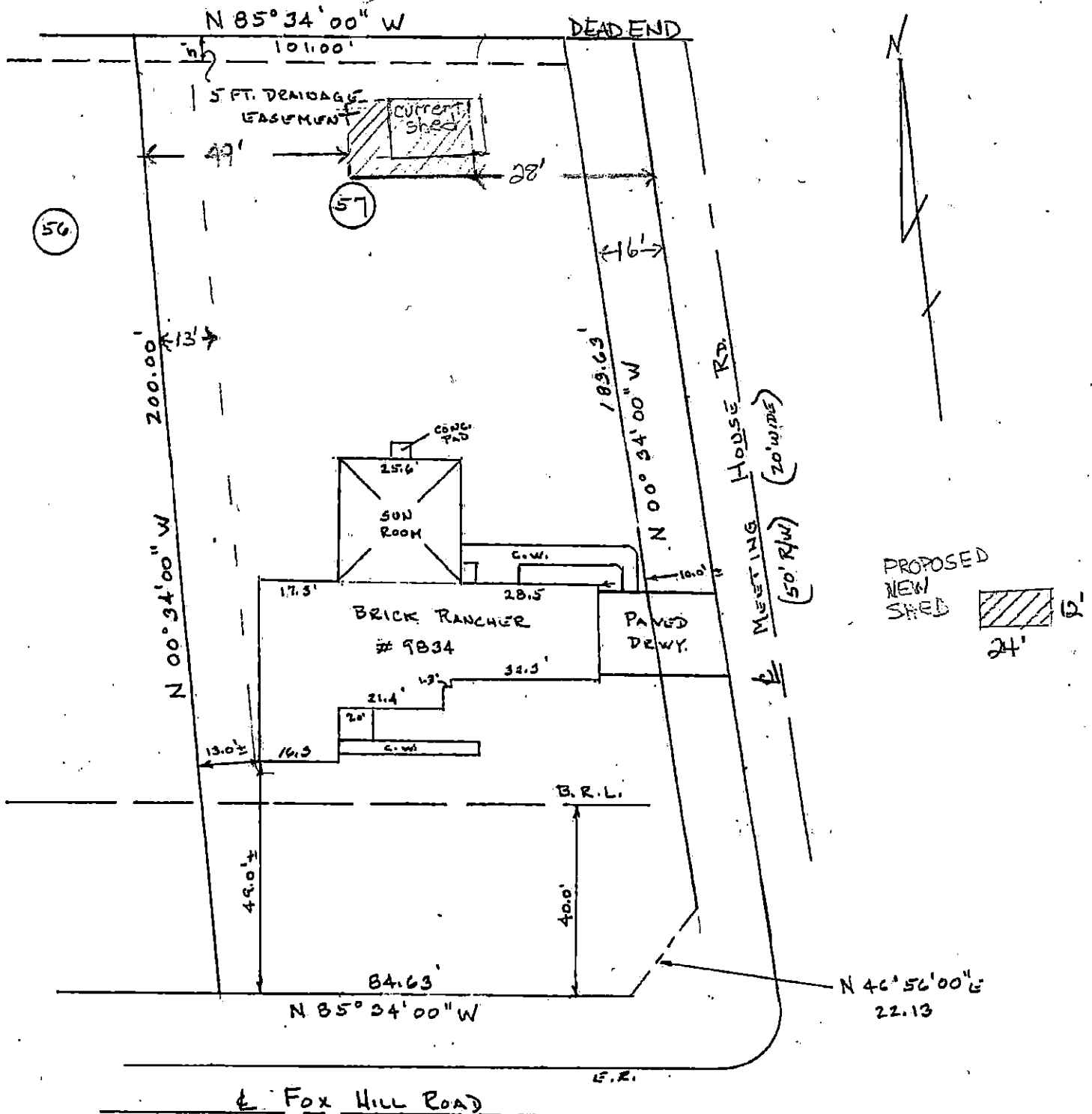
PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0257-A



DEED REF:

LIBER: 5649, FOLIO 499.

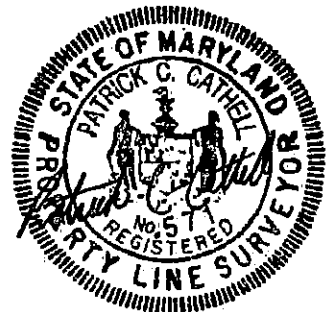
PLAT REF: LOT No. 57.

PLAT OF PERRY HALL MANOR, SECTION C.

PLAT BOOK LIBER G.L.B. No. 24, FOLIO 20.

I HAVE EXAMINED FLOOD INSURANCE RATE MAP PANEL
NUMBER 240010 0290 B FOR THE SUBJECT PROPERTY AND
IT APPEARS TO LIE WITHIN ZONE "C" AS SHOWN ON SAID MAP.

MAY 2 1991



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

ADDRESS 9834 Fox Hill Rd OWNER(S) NAME(S) WILLIAM & JOAN STAICOS

SUBDIVISION NAME PERRYHALL MANOR LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 24 FOLIO # 20 10 DIGIT TAX # 1118049022 DEED REF. # 56491499 --

SEE ATTACHED

2020-0257-A



PLAN DRAWN BY PATRICK CATHELL DATE 10-10-94 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 063B2

SITE ZONED DR 2

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE .48

OR SQUARE FEET 20,200

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? _____

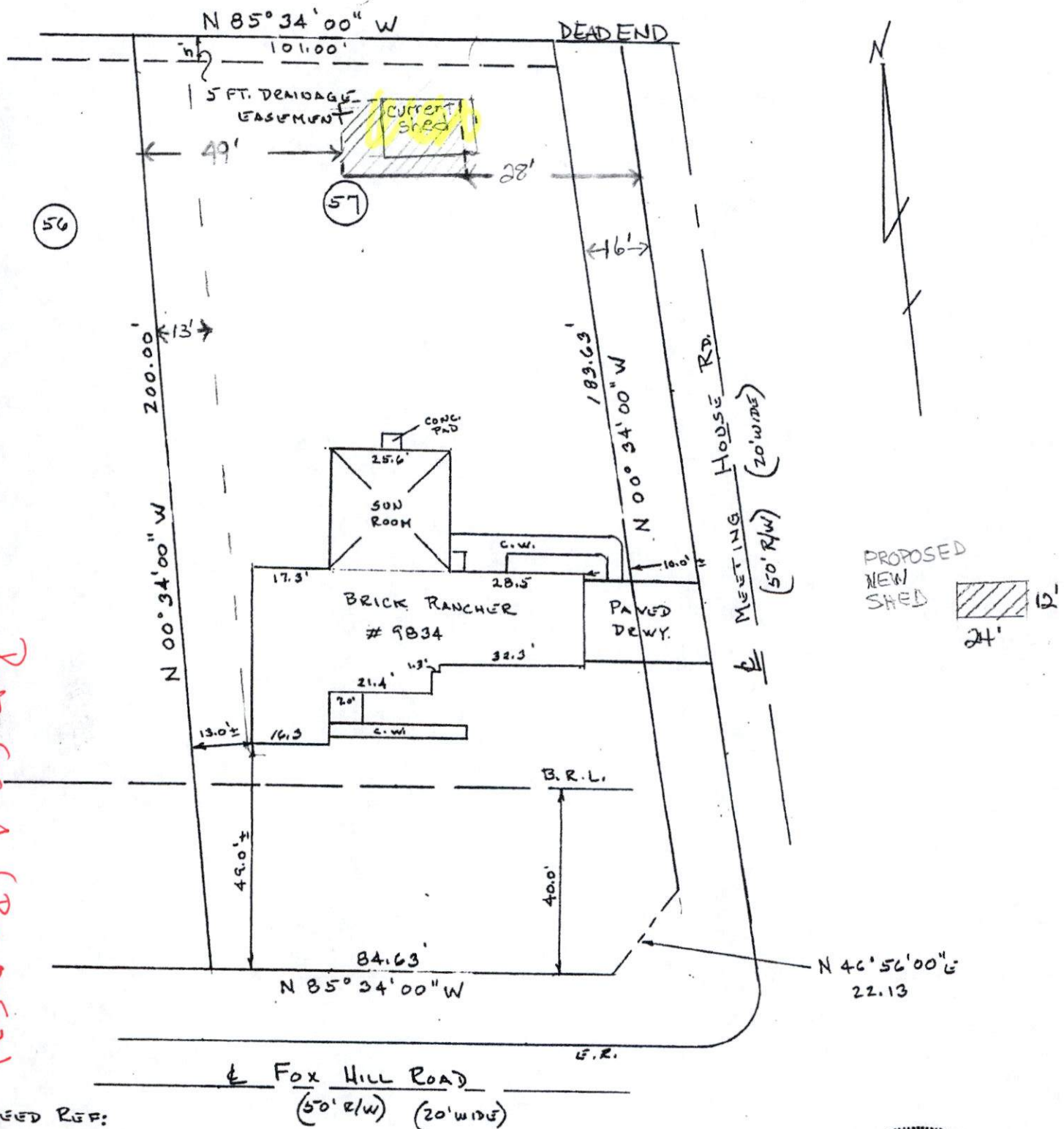
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Ret. Exh. 1 (Pg. 1 of 2)

2020-0257-A

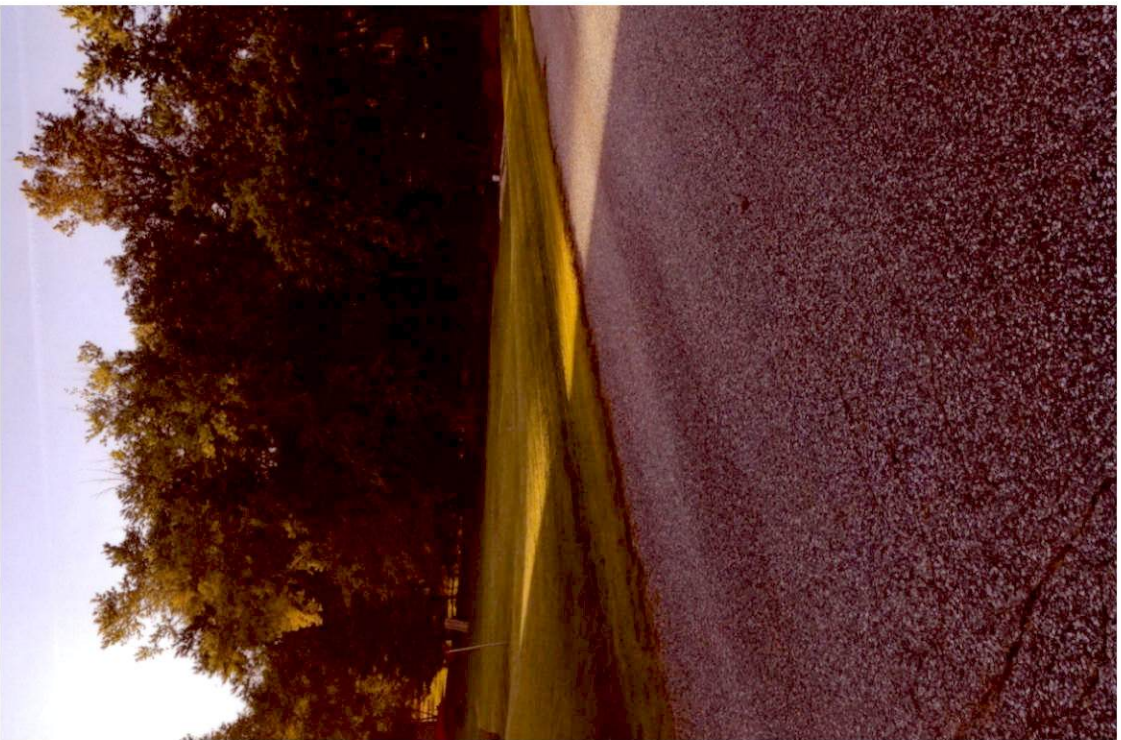


DEED REF:
 LIBER: 5649, FOLIO 499.
 PLAT REF: LOT No. 57
 PLAT OF PERRY HALL MANOR, SECTION C.
 PLAT BOOK LIBER G.L.B, No. 24, FOLIO 20.

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OLD SHED