\* DEPUTY ZONING COMMISSIONER

14th Election District

Phone: (301)-574-2227

(4812 King Avenue)

\* OF BALTIMORE COUNTY 6th Councilmanic District → Case No. 92-375-SPH

Robert J. Andrews, et ux Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Robert J. and Janice G. Andrews, by and through their attorney, Norman R. Stone, Jr., Esquire, in which the Petitioners request approval of an amendment to the previously approved site plan in Case No. 84-47-A for Lots 1 and 1A, in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Robert J. Andrews, property owner, and Steven K. Broyles, Professional Engineer. Appearing as Protestants in the matter were John and Patricia L. Greely, Kenneth L. Wilkenson, and Paul Zeller, nearby property owners.

Testimony indicated that the subject property, known as 4812 King Avenue, consists of two lots, known as Lots 1 and 1A, containing 0.47 acres and 0.37 acres, more or less, respectively, zoned D.R. 3.5. Lot 1 is improved with a single family dwelling as depicted on Petitioner's Exhibit 6. Lot IA is unimproved. Said property was the subject matter of previous case No. 84-47-A in which variances were granted from window to tract boundary setback requirements for Lots 1 and 3 of property then Owned by Henry H. Atkins, Jr., et ux, by Order dated August 18, 1983.

Testimony indicated that the Petitioners purchased Lot 1 approximately 8 years ago and subsequently built their residence. The Petitioners subdi vided their property in 1989, creating Lots 1 and 1A. In the case before me, the Petitioners are requesting an amendment to the site plan previously approved in Case No. 84-47-A in order that they may develop Lot 1A with a single family dwelling.

The Protestants then brought to my attention the fact that the property which is the subject of this hearing was also the subject of prior Case No. 91-468-SPHA which is currently on appeal before the Baltiis not appropriate for the Petitioners to be proceeding before two administrative tribunals on virtually the same issue at the same time. It may very well be that the requested relief before the Board of Appeals might be granted which would result in the hearing presently before me being unnecessary. It is also possible that there could be a conflicting deci-

more County Board of Appeals. In Case No. 91-468-SPHA, the Petitioners similarly requested an amendment to the previously approved site plan in Case No. 84-47-A and variances to permit the proposed development of Lot 1A. That case was heard by then Zoning Commissioner J. Robert Haines, who, by Order issued September 20, 1991 denied the request. A decision by the Board in that matter is still pending. The relief requested in the instant case by the Petitioners is virtually the same as that before the Board of Appeals. In the opinion of this Deputy Zoning Commissioner, it

ion reached by the Board and myself concerning this same issue. Inasmuch s a decision by the Board on the same issue is still pending, I believe

- 2-

would be inappropriate for me to render a decision in the instant case

**BROYLES, HAYES AND ASSOCIATES** Engineers • Designers • Surveyors 1922 MIDDLEBOROUGH ROAD • BALTIMORE, MD. 21221

92-375-5PH

4812 KING AVENUE

LOT 1

BEGINNING for the same at a point in the northerly right-ofway line of King Avenue at a point South 74 degrees 12 minutes 56 seconds East 174.74 feet from the center of Hilltop Avenue, said point also being at the southeasterly corner of Lot 13 as shown on a plat entitled, Ridge Road subdivision and recorded among the Plat Records of Baltimore County in Plat Book GLB No 18 folio 73, running thence and binding on the easternmost outline of the said subdivision:

1) North 16 degrees 53 minutes 28 seconds East, 274.14 feet to a point, thence parallel to aforesaid northerly right-ofway line of King Avenue,

2) South 74 degrees 12 minutes 56 seconds East, 75.39 feet, and

3) South 16 degrees 53 minutes 28 seconds West, 274.14 feet to the aforesaid northerly right-of-way line of King Avenue, thence binding on the said right-of-way line,

4) North 74 degrees 12 minutes 56 seconds West, 75.39 feet to the beginning hereof, containing 0.47 acre of land, more or less.



350

## **BROYLES, HAYES AND ASSOCIATES** Engineers • Designers • Surveyors

1922 MIDDLEBOROJGH ROAD • BALTIMORE, MD. 21221

92-375 SPH

4812 KING AVENUE

LOT 1A

BEGINNING for the same at a point in the northerly right-ofway line of King Avenue at a point South 74 degrees 12 minutes 56 seconds East 250.13 feet from the center of Hilltop Avenue, said point also being at a point distant South 74 degrees 12 minutes 56 seconds East 75.39 feet from the southeast corner of Lot 13 as shown on a plat entitled, Ridge Road subdivision and recorded in the Plat Records of Baltimore County in the Plat Book GLB No 18 folio 73, running thence leaving aforesaid northerly right-of-way

North 16 degrees 53 minutes 28 seconds East, 274.14 feet and,

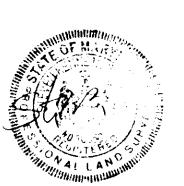
2) North 74 degrees 12 minutes 56 seconds West, 75.39 feet to a point to intersect the easterly outline of the aforesaid plat Ridge Road subdivision thence binding on part of the said easterly outline, the following course and distance,

3) North 16 degrees 53 minutes 28 seconds East, 151.02 feet to a point, thence,

4) South 66 degrees 13 minutes 50 seconds East, 88.01 feet to a point and,

5) South 16 degrees 53 minutes 28 seconds West, 412.93 feet to a point to intersect the aforesaid northerly right-of-way line of King Avenue, thence binding on the said right-of-way

6) North 74 degrees 12 minutes 56 seconds West, 12.00 feet to the beginning hereof, containing 0.37 acre of land, more or less.



THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13 day of August, 1992, that the Petition for Special Hearing in the above-captioned matter be and the same is hereby DISMISSED without prejudice.

> Deputy Zoning Commissioner for Baltimore County

TMK:bjs

cc: Norman R. Stone, Jr., Esquire 6905 Dunmanway, Baltimore, Md. 21222

> Mr. & Mrs. John L. Greely 4903 Linda Avenue, Baltimore, Md. 21236

> Mr. Kenneth L. Wilkenson 4901 Linda Avenue, Baltimore, Md. 21236

> Mr. Paul Zeller 4906 Linda Avenue, Baltimore, Md. 21236

Mr. Walter S. Clary 4818 King Avenue, Baltimore, Md. 21236

People's Counsel; File

- 3-

# CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on \_\_\_\_\_\_\_, 19 17

7 42.55

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an ammedment to site plan and variances granted in Case No. 84-47-A for Lots ---

\_\_\_\_\_\_ Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Political Country of the state of Political Country of the state of the state of Political Country of the state tions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

ontract Purchaser:		Legal Owner(s):			
		Robert J. & Janice G. And	drews		
(Type or Print Name)		(Fype or Print Name)			
Signature	<b></b>	Signature			
Address		(Type or Print Name)			
City and State		Signature			
ttorney for Petitioner:					
lorman R. Stone, Jr.		4812 King Avenue	661-8490		
(Type or Print Name)		Address	Phone No.		
8601111		Baltimore, MD	21221		
Signature		City and State			
90 Dunmanway		Name, address and phone number	of legal owner, con-		
Address		tract purchaser or representative	to be contacted		
Dundalk, MD	21222	Steven K. Broyles, P.E.			
City and State		Name			
-	288-5270	1922 Middleborough Road	574-2227		
Attorney's Telephone No.:		Address	Phone No.		

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_, that the subject matter of this petition be advertised, as

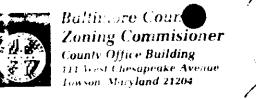
required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_, at \_\_\_\_ o'clock

Zoning Commissioner of Baltimore County.

Account: R-001-6150

419200350

ABBE



1 334 10 BLARIER (FEE)

Account: R-001-6150

97940341550 0 4 200**3**53 5<del>6</del>95 26 00

Please Make Checks Payable To: Baltir ore Count,

DATE: 4/27/92

(301) 887-4500

CASE NUMBER: 92-375-SPH N/S King Avenue, 175° SE of c/l Hilltop Avenue 4812 King Avenue 14th Election District - 6th Councilmanic Petitioner(s): Robert J. and Janice Andrews

Dear Petitioner(s):

Please be advised that \$ 77.55 is due for advertising and posting of the above captioned

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Baltimore County Government

Fire Department

"ARCI" 10, 1992

Zoning Agenda: MARCF 17, 1992

Noted and

Approved

Fire Prevention Bureau

RE: Property Cwnet: FODERT J. ANDREWS AND JANICE G. ANDREWS

4812 KING AVENUE

Pursuant to your request, the referenced property has been surveyed by

this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988

cc: Norman R. Stone, Ewg.

700 East Joppa Road Suite 901 Towson, MD 21204-5500

Zoning Administration and

Baltimore County Office Building

Levelepment Fanagement

Arrold Jablon

Gentlemen:

JF/KFK

Towson, 10 21204

Location:

Them No.: 350

edition prior to occupancy.

МАН 12 1992

ZONNO OFFICE

Special Inspection Livision

Director

111 West Chesapeake Avenue

Towson, MD 21204

(410) 887-3353

April 7, 1992

NOTICE OF HEARING

**Baltimore County Government** 

Office of Zoning Administration

and Development Management

Office of Planning & Zoning

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-375-SPH N/S King Avenue, 175' SE of c/l Hilltop Avenue 4812 King Avenue 14th Election District - 6th Councilmanic Petitioner(s): Robert J. and Janice Andrews HEARING: MONDAY, MAY 11, 1992 at 9:00 a.m.

Special Hearing to approve an amendment to site plan and variances granted in Case #84-47-1 for Lots #1

Steven K. Broyles, P.E. Norman R. Stone, Esq.

Zoning Commissioner of Ballimore County cc: Robert J. and Janice G. Andrews

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS

BALTIMORE COUNTY, MARYLAND

DATE: April 8, 1992

1/9/9-

4594-92

Mr. Arnold Jablon, Director Office of Zoning Administration and Development Management

Rahee J. Famili SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 17, 1992

This office has no comments for item numbers 335, 338, 339, 343, 347, 349, 350, 351, 352, 353 and 355.

Traffic Engineer II

RJF/lvd

Baltimore County Government
Office of Zoning Administration and Development Management Office of Planning & Zoning

May 6, 1992

(410) 887-3353

Norman R. Stone, Esquire 6905 Dunmanway Dundalk, MD 21222

> RE: Item No. 350, Case No. 92-375-SPH Petitioner: Robert J. Andrews, et ux Petition for Special Hearing

Dear Mr. Stone:

111 West Chesapeake Avenue

Towson, MD 21204

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 13, 1992 Zoning Administration and Development Management FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for March 17, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 335, 338, 339, 343, 347, 348, 349, 350, 352 and

For Item 351, the site is subject to the previous minor subdivision comments.

For Item 355, the site must be submitted through the minor subdivision process for review and comments.

> Roberts. Bowling ROBERT W. BOWLING, P.E. Chief Developers Engineering Division

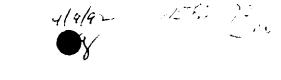
3/16/92

RWB:s

111 West Chesapeake Avenue

Towson, MD 2120+

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DATE: April 7, 1992

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director

Zoning Administration and

Development Management

Ervin McDaniel, Chief Office of Planning and Zoning Development Review Section

SUBJECT: Robert J. and Janice G. Andrews, Item No. 350

SUMMARY AND RECOMMENDATIONS:

The petitioner is requesting a special hearing to amend variances granted in Case No. 84-47-A for lots 1 and 1A known as 4812 and 4812A King Avenue. The petitioner has met with surrounding residents to address their concerns regarding this request.

Based upon the information provided and analysis conducted staff recommends APPROVAL of the petitioners request subject to the following conditions:

1. The agreements numbered 1 through 5 in the letter dated 1/30/92 by the petitioner should be attached to the

2. Item No. 3 of the agreement with the neighbors should be expanded to indicate more precisely what is meant by the words "the proposed home will be compatible to the existing homes on Hilltop Avenue." Elevation drawings of the proposed dwelling should be provided and the type building materials to be used should be indicated. This will assist in determining whether the proposed house is "comparable" to the existing homes in the area.

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

EM/FM/rdn 350.ZAC/ZAC1



**ZONING OFFICE** 

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

(410) 887-3353

Your petition has been received and accepted for filing this

Received By:

Zoning Plans Advisory Commit

Petitioner's Attorney: Norman R. Stone

Printed on Reycled Puber

5th day of March, 1992.

Petitioner: Robert J. Andrews, et ux

#### UNOFFICIAL POSTPONEMENTS Confirmation to follow

Case Number: 92-108-XA, Palmisano - Set for 4/1/92

Per 3/9/92 telephone conversation with Mary of Vernon Boozer's office, Mr. Boozer will enter his appearance and request postponement of 4/1/92 date.

HOLDING

Item #350, Robert J and Janice G. Andrews

Item was due a hearing date on or about April 6, 1996. Petitioners are represented by Norman Stone, who is now in session through April 6, 1992, or possibly longer. Per Karen of Mr. Stone's office, the Senator will be out of the country after the session and will return in early May.

Phone: (301)-574-2227



# BROYLES, HAYES AND ASSOCIATES Engineers • Designers • Surveyors 1922 MIDDLEBOROUGH ROAD • BALTIMORE, MD. 21221

January 30, 1992

Mr. Arnold Jablon

Director
Office of Zoning Administration and Development Management
Office Of Planning & Zoning
Baltimore County Government
111 West Chesapeake Avenue

Towson, Maryland 21204

RE: Special Hearing

4812 King Avenue Robert J. Andrews & Janice G. Andrews

#### STATEMENT OF JUSTIFICATION

I am requesting a zoning special hearing, on behalf of Robert J. Andrews & Janice G. Andrews. The request is to amend the variances granted in Case Number 84-47-A for lots 1 and 1A as shown on the attached site plan and there are no requested variances for lots 1 and 1A. The project has been designed to comply with zoning setback requirements on lots 1 and 1A.

The owners have revised the project to eliminate and or mitigate those items which the local community was opposed to. Please find attached an agreement, dated 9/27/91 signed by Mr and Mrs. Andrews and sixteen of their neighbors whom have no objection to the project as revised. The attached agreement addresses the following items:

1. All requests for variances for lot 1 and 1A are being withdrawn.

2. The signatories have no objection to one home being built on lot 1A if it can meet all Baltimore County zoning setbacks.

 The proposed home will be comparable to the existing homes on Hilltop Avenue.

4. Tree removal will be kept to a minimum. See attached tree survey by Mr Robert J. Andrews dated 9/30/91, of 50 existing trees on lot lA only eight are being removed and half of the trees being removed are immature.

5. Trees removed will be replaced on a 2 to 1 basis with the new trees planted in a area mutually agreeable to the contiguous neighbors. The andrews have agreed to replant sixteen trees, there are no current regulations requiring reforestation on a project of this type.

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The agreement signed by sixteen of the Andrews' neighbors includes ten neighbors who are contiguous and do not object to the revised project. The chart below lists those contiguous neighbors whom have signed the attached agreement. Lot numbers and plat references are listed next to names and addresses to assist you in locating these individuals on our revised site plan.

Name	Addr	ess		Lot No.	Plat Ref.	Comme	nts
Robert L. Mann	7907	Hilltop	Ave.	16	18/73	Orig.	Protestant
Dorothy L. Frado	7909	Hilltop	Ave.	17		_	Protestant
Edwin W. Frado	7907	Hilltop	Ave.	17			Protestant
Antonette R. Schultz	7911	Hilltop	Ave.	1			Protestant
Michael J. Dunn	7913	Hilltop	Ave.	2			Protestant
Angela R. Dunn	7913	Hilltop	Ave.				Protestant
		King Av		13			
		King Ave		13	18/73		
Charles L. Holleman					50/122		
Virginia J. Holleman					50/122		

When reviewing this case please consider the following

 Lots 1 and 1A are existing lots of record and were recorded among the Land Records of Baltimore County on October 25, 1989.

2. There are no setback variances being requested for lots 1 and 1A.

3. Mr. and Mrs. Andrews have gone to great effort to consult with their neighbors and the local community to identify problems with this project. The Andrews' have revised the project to address the neighbors concerns. Furthermore they have exceeded some development requirements such as offering to replant trees removed in a effort to mitigate the minor impact of this project.

4. Strict compliance with the original variance case No. 84-47-A would unreasonably prevent the use of the property for the permitted purpose, building a dwelling on a lot of record.

5. Amending the original variance case No. 84-57-A to included lot lA with no additional variances would not do substantial injustice to the other property owners. Furthermore ten contiguous property owners signed a letter of no objection for the project as revised.

6. Amending the original variance case No. 84-57-A to included lot 1A with no additional variances would be within the spirit and intent of the Baltimore County Zoning Regulations. The project as revised will observe and secure public safety and welfare by conforming to all required regulations.

Thank you for your consideration in this matter. If you have any questions do not hesitate to call me.

current jobs/andrzon2.sph

Very Truly Yours

Steven K. Broyles P.E.

Ster Chan

PLEASE PRINT CLEARLY

5/18/92

Walter S. Clary

18/18 King Aue

Balte MD

Z1236

(410) 6612433 (410) 8259090

Due to a mix up, I missed hearing

Dow Mr. Schmidt,

Thelt as though this hearing 92-3755H

I felt as though this hearing 92-3755H

and Case # 91-468 SPHA, which is scheduled

to be heard by the County Board of Appeals. on

July 22, 1992, are practically the same issues.

I had hoped to express this through my

attorny, Mr John V. Murphy, at hearing

# 92-3755H.
Could you look into this matter, and
let me know if anything can be done

Gratofully.

Walt Clary



TREE SURVEY ON LOT 1-A by OWNER

ROLERT ANDREWS Robert Andrews

3" TO 8" = 30

13" AND OVER = 20

TOTAL = 50

ESTIMATE OF TREE REMOVAL TO build COMPORABLE home TO Those ON HillTop AVE.

UNDER 12" = 4

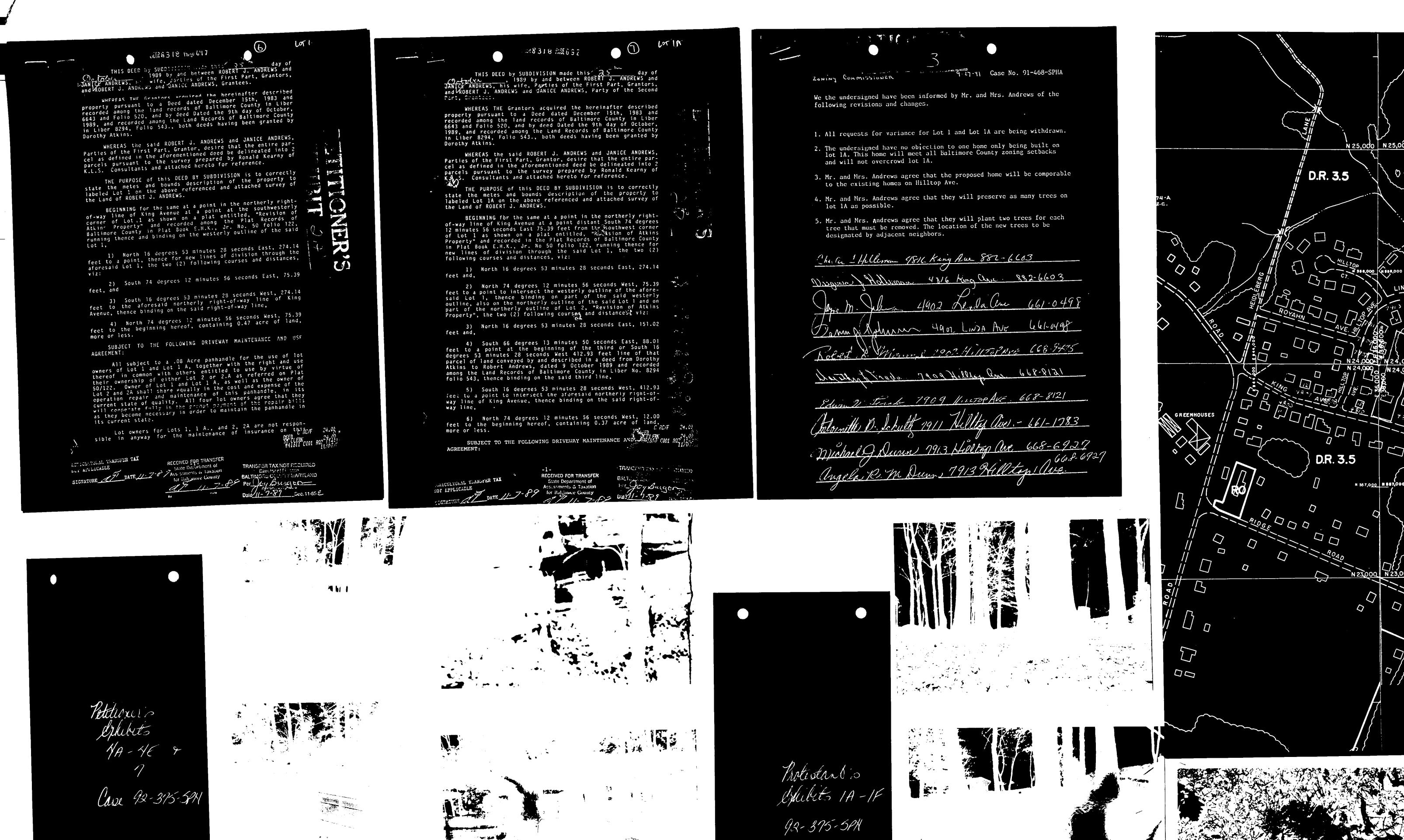
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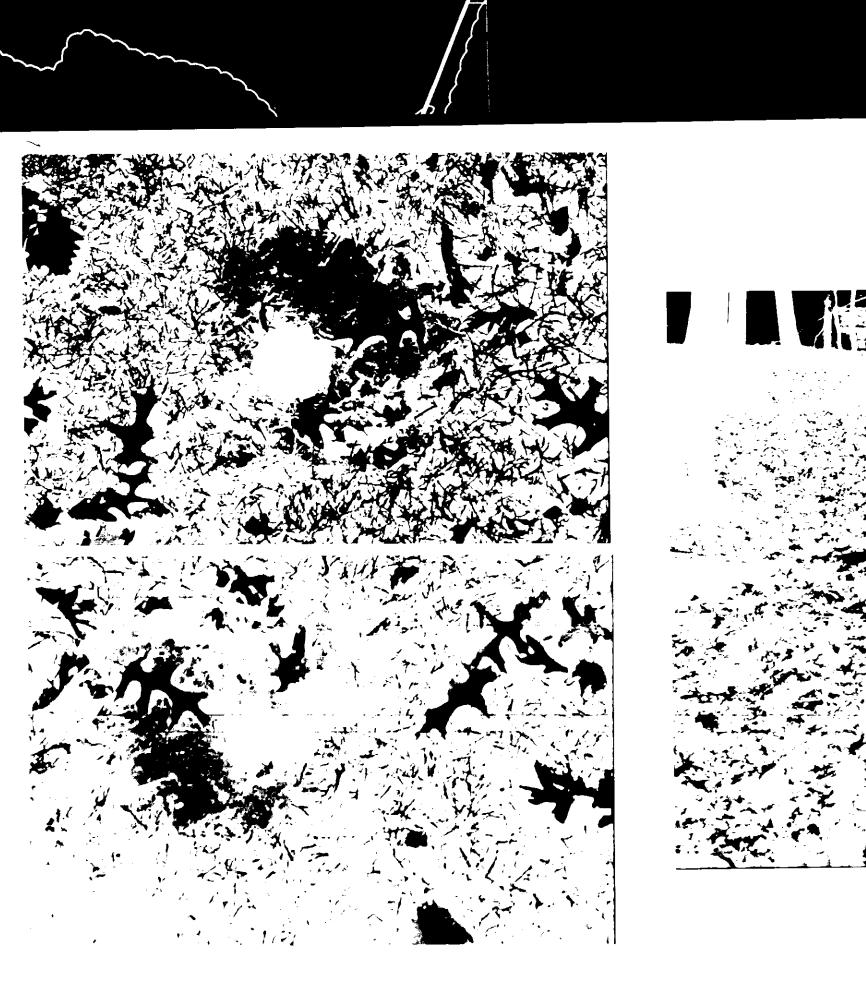
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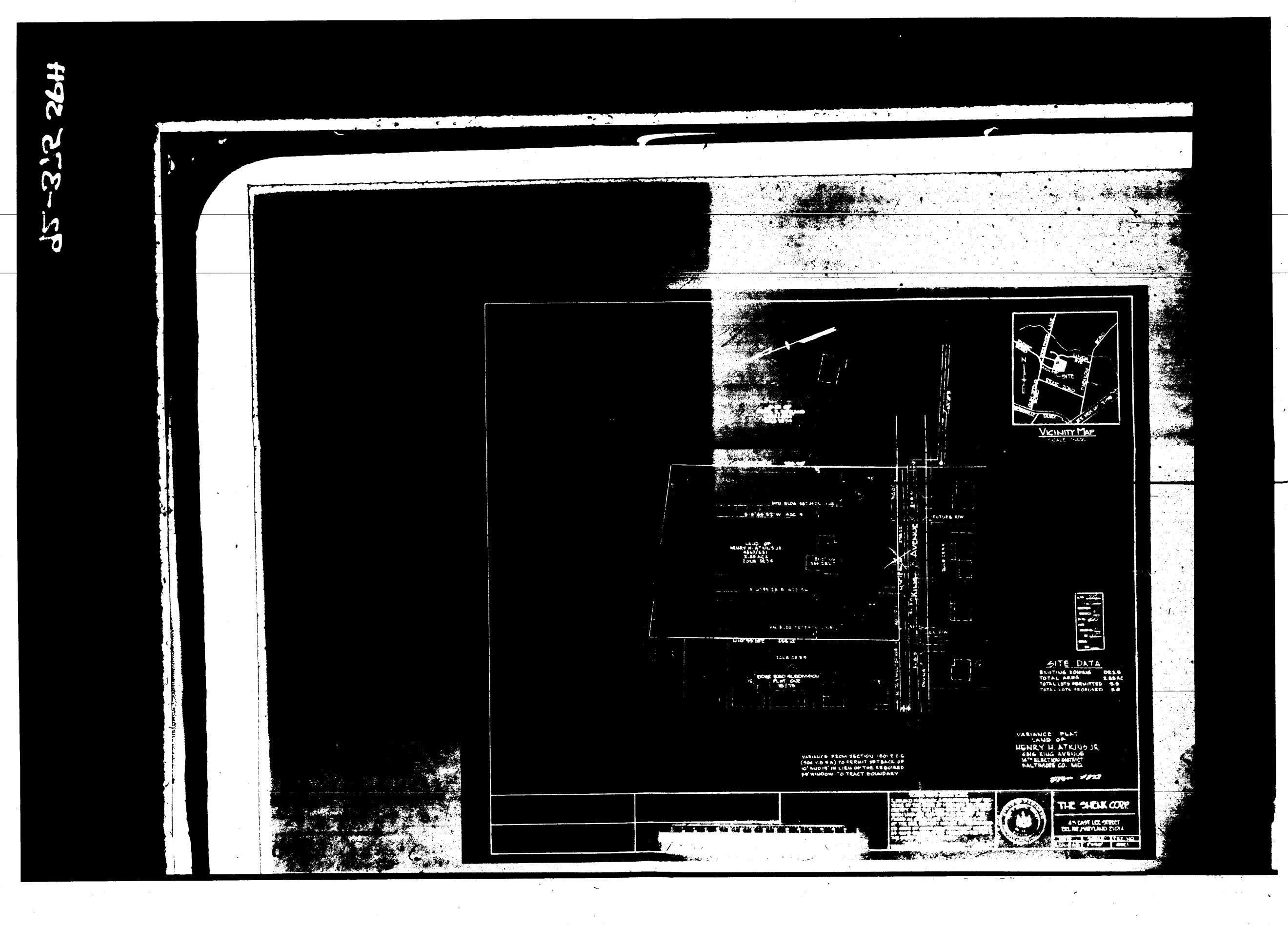
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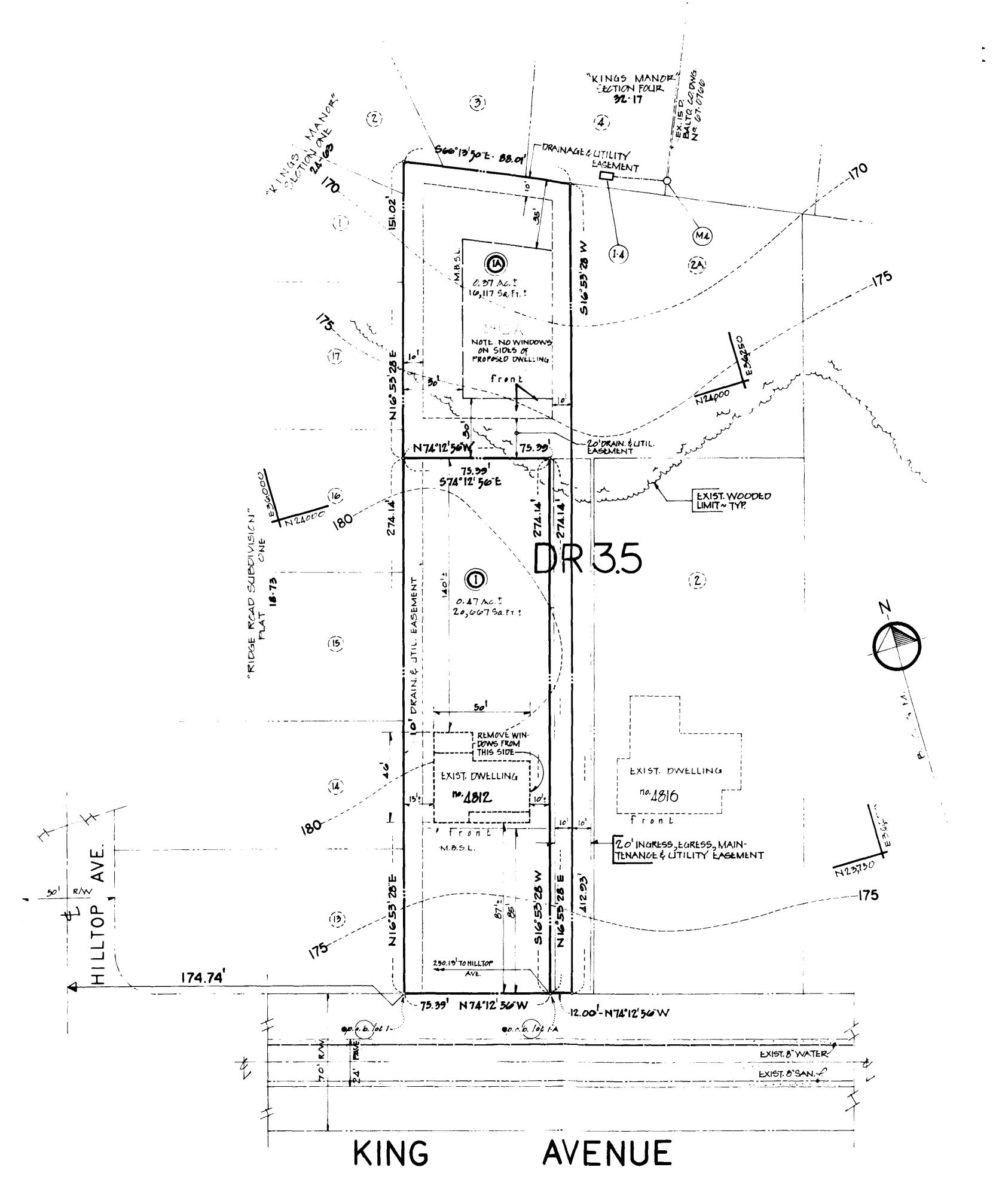
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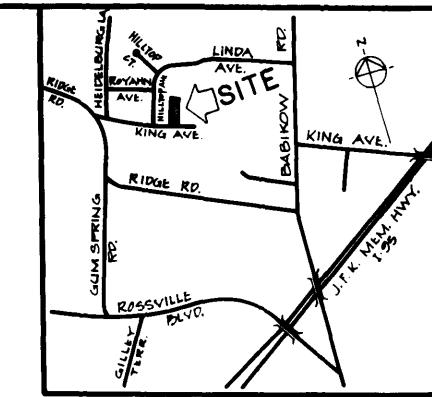
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PLEASE PRINT CLEARLY PETITIONE NAME	ADDRESS	DISTRICT PROPERTY NUMBER CAD NUMBER CAD NUMBER FOLIO  14 21 00 014525 06077X 8318 0692  CURRENT FULL VALUE PROPOSED FULL VALUE PROPOSED ASSESSMENT ATKINS PROPERTY DESCRIPTION (LOCATION)  S - LIND S - FIRST YEAR 11 - FIRST YEAR ATKINS PROPERTY  LOT BLOCK SECT PLAT BOOK FOLIO
Start andrews	191) King AVE 2227 Managury Rd.	S 13,320 S 16,660 S 15,650 S 6,600 PT LTS 1-2 .37 AC SASSECTION S SULPHAG YEAR KING AV RESIDENTIAL CASSECTION RESIDENTIAL RESIDENTIAL CASSECTION RESIDENTIAL CASSECTION RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL
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		amount (for the first year) multiplied by the State of Maryland's growth factor will result in this proposed assessment.  You have the right to appeal the "proposed full value" placed on this property. If you appeal, please sign the reverse side of the appeal copy and return it to your Assessment Office. After receipt of this signed appeal, you will be advised of your hearing if you have made such a request. The last date to appeal is in upper right corner.  A copy of the assessment work sheet may be obtained by a property owner, for his own property, upon request.  SUPERVISOR OF ASSESSMENTS
		ETITIONER'S
		· · · · · · · · · · · · · · · · · · ·











VICINITY MAP SCALE 1" 1000'

## GENERAL NOTES

### SITE DATA FOR

4812 & 4812A KING AVENUE

- 1. NET SITE AREA LOT 1 = 20.667 sf ( 0.47 ac )
  LOT 1A = 16,117 sf ( 0.37 ac )
  GROSS SITE AREA LOT 1 = 22,929 sf ( 0.53 ac )
  LOT 1A = 16,135 sf ( 0.37 ac )
- 2. CURRENT ZONING: DR-3.5 ZONING HISTORY:

ZONING VARIANCE 84-47-A; TO PERMIT SIDEYARD SETBACKS OF 10' AND 15' IN LIEU OF THE REQUIRED 35' FOR A WINDOW TO TRACT BOUNDARY, GRANTED 8/18/83.

ZONING SPECIAL HEARING 91-468-SPHA; TO AMEND THE VARIANCES GRANTED IN CASE 84-47-A, DENIED 9/11/91

ZONING VARIANCE 91-468-SPHA; FROM SECTION 1B01.2.C2.a AND OF 15 FEET IN LIEU OF THE REQUIRED 35 FEET (LOT 1A) AND DISTANCES OF 10 FEET (LOT 1) 10 FEET (LOT 1A) AND 12 FEET (LOT 2) IN LIEU OF THE REQUIRED 15 FEET, DENIED 9/11/91.

- 3. PROPERTY REFERENCE LOT 1: 8318/697 LOT 1A: 8318/692
  - TAX IDENTIFICATION NUMBER LOT 1: 21-00-014524 LOT 1A: 21-00-014525
- 4. 14th ELECTION DISTRICT, 6th COUNCILMANIC DISTRICT
- 5. OWNER: ROBERT J. & JANICE ANDREWS
- 6. EXISTING USE: RESIDENTIAL SINGLE FAMILY
- 7. PROPOSED USE: RESIDENTIAL SINGLE FAMILY
- 8. PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE EXISTING ON SITE
- 9. THERE ARE NO KNOWN TIDAL OR NON TIDAL WETLANDS, ARCHAEOL GICAL SITES, ENDANGERED SPECIES HABITATS, CHESAPEARE BAY CRITICAL AREAS, 100 YEAR FLOOD PLAINS, UNDERGROUND STORAGE TANKS OR HAZARDOUS MATERIALS SITES ON THIS PROPERTY

92-375-SPH

NR'S



MIDDLEBOROUGH BALTO, MD. 21221 (301)-574-2227 BROYLES, HAYES & 1922

B

AVE

Z 4812-4812

