

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S Sutton Avenue, 1 1/2' S of  
the c/l of Willow Street  
(1816 Sutton Avenue)  
13th Election District  
1st Councilmanic District

Alan J. DeSa  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-450-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 1816 Sutton Avenue, located in the vicinity of Washington Boulevard in Halethorpe. The Petition was filed by the owner of the property, Alan J. DeSa. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 2 feet in lieu of the minimum required 25 feet, and a side yard setback of 3.5 feet in lieu of the minimum required 10 feet for a proposed one and one-half story addition to the existing one-story dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

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

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of

ORDER RECEIVED FOR FILING

Date

By

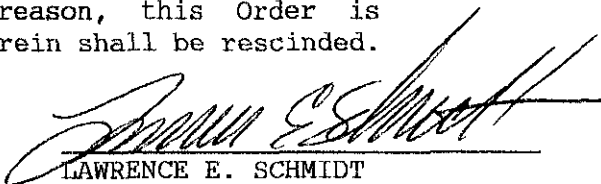
MICROFILMED

the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14<sup>th</sup> day of June, 1996 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 2 feet in lieu of the minimum required 25 feet, and a side yard setback of 3.5 feet in lieu of the minimum required 10 feet for a proposed one and one-half story addition to the existing one-story dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 6/14/96  
By [Signature]



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 14, 1996

Mr. Alan J. DeSa  
1816 Sutton Avenue  
Baltimore, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
W/S Sutton Avenue, 172' S of the c/l of Willow Street  
(1816 Sutton Avenue)  
13th Election District - 1st Councilmanic District  
Alan J. DeSa - Petitioner  
Case No. 96-450-A

Dear Mr. DeSa:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

✓ File

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# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1816 SUTTON AVE. ST. DENIS, MD.  
96-450-A 21227 which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1

to allow an addition with a front yard setback of 2 ft. and a side yard setback of 3.5 ft. in lieu of the minimum required 25 ft. and 10 ft., respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

IT IS NOT PRACTICAL TO BUILD THE ADDITION ON THE OPPOSITE SIDE OF THE HOUSE WHERE ACCESS TO KITCHEN FROM PAVED DRIVEWAY AND PARKING IS LOCATED. BECAUSE OF SEVERE GRADE CONDITIONS, IT IS NOT POSSIBLE TO MEET PUBLISHED FRONT YARD SETBACK CRITERIA. MY EXISTING HOUSE DOES NOT MEET, NOR DO SEVERAL OF THE HOUSES ON SUTTON AVE. MEET THESE CRITERIA. ALSO, IF REQUIRED TO STRICTLY COMPLY TO A SIDE YARD SETBACK, THE AREA LEFT WOULD NOT ALLOW ROOM FOR AN ADDITION THAT WOULD BE COST EFFICIENT AND SATISFY OUR NEEDS.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JP

DATE: 5/13/96

ESTIMATED POSTING DATE: 5/26/96



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 450

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ORDER RECEIVED FOR FILING

Date: 5/14/96  
By: [Signature]

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

1816 SUTTON AVE  
address  
ST. DENIS MD. 21227-5026  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

BECAUSE THE SITE TOPOGRAPHY FALLS OFF SO SHARPLY AND QUICKLY FROM THE FRONT OF THE LOT, STRICT COMPLIANCE TO A REQUIRED FRONT YARD SETBACK WOULD PUSH THE BACK OF THE ADDITION "OFF OF THE HILL". HIGH SUBGRADE FOUNDATION WALLS, CONTROLLED BACKFILL, ENGINEERED BASEMENT SLAB, AND LOTS AND LOTS OF PURCHASED BUILD-UP DIRT FOR A WALK-OUT CONDITION, WOULD ALL BE REQUIRED TO MEET LIFE SAFETY AND HUMAN COMFORT CRITERIA. AS THE ATTACHED PHOTOS SHOW, MOST OTHER HOUSES ON SUTTON AVE. DO NOT CONFORM TO THE PUBLISHED FRONT YARD SETBACK, DUE IN PART TO THE HISTORY OF OUR ROAD AND THE STEEPNESS OF THE HILL. REGARDING THE SIDEYARD SETBACK REQUEST, I OWN THE ADJACENT VACANT PARCEL # 1812. THE EXISTING FLAT SHOWS A 10' DRAINAGE AND UTILITY EASEMENT WHICH SURROUNDS PARCEL # 1812. AS PLATTED, PLEASE NOTE THAT THE B.R.L. SHOWS THE EFFECT OF EASEMENT AND SETBACK ON PARCEL 1816 THEREBY, IN EFFECT, PRODUCING A SIDEYARD

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Alan J. DeSa  
(signature)  
ALAN J. DE SA  
(type or print name)



(signature)  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of MAY, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alan J. DeSa

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5-9-96  
date  
DAVID J. HOWELL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires May 15, 1996

David J. Howell  
NOTARY PUBLIC  
My Commission Expires:

DAVID J. HOWELL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires May 15, 1996

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That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

1816 SUTTON AVE  
address  
96-450-A ST. DENIS MD 21227-5026  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative

Variance at the above address. (Indicate hardship or practical difficulty)

BECAUSE THE SITE TOPOGRAPHY FALLS OFF SO SHARPLY AND QUICKLY FROM THE FRONT OF THE LOT, STRICT COMPLIANCE TO A REQUIRED FRONT YARD SETBACK WOULD PUSH THE BACK OF THE ADDITION "OFF OF THE HILL". HIGH SUBGRADE FOUNDATION WALLS, CONTROLLED BACKFILL, ENGINEERED BASEMENT SLAB, AND LOTS AND LOTS OF PURCHASED BUILD-UP DIRT FOR A WALK-OUT CONDITION, WOULD ALL BE REQUIRED TO MEET LIFE SAFETY AND HUMAN COMFORT CRITERIA. AS THE ATTACHED PHOTOS SHOW, MOST OTHER HOUSES ON SUTTON AVE. DO NOT CONFORM TO THE PUBLISHED FRONT YARD SETBACK, DUE IN PART TO THE HISTORY OF OUR ROAD AND THE STEEPNESS OF THE HILL. REGARDING THE SIDEYARD SETBACK REQUEST, I OWN THE ADJACENT VACANT PARCEL # 1B1Z. THE EXISTING FLAT SHOWS A 10' DRAINAGE AND UTILITY EASEMENT WHICH SURROUNDS PARCEL # 1B1Z. AS PLATTED, PLEASE NOTE THAT THE B.R.L. SHOWS THE EFFECT OF EASEMENT AND SETBACK ON PARCEL 1B1Z THEREBY, IN EFFECT, PRODUCING A SIDEYARD

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

Alan J. DeSa  
(signature)  
ALAN J. DeSa  
(type or print name)



(signature)  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of MAY, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alan J. DeSa

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5-9-96  
date  
DAVID J. HOWELL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires May 15, 1996

My Commission Expires:  
NOTARY PUBLIC

DAVID J. HOWELL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires May 15, 1996

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## Zoning Description

Zoning description for the private residence at 1816 Sutton Avenue, St. Denis, Md 21227-5026. Beginning at a point on the West side of Sutton Avenue which is 20 feet wide at a distance of 172 feet South of the centerline of the nearest improved street, which is 12 feet wide and called Willow street.

The lot is recorded in the land records of Baltimore County in Liber 7313, Folio 839. The lot contains 0.19 acres or 8300 square feet and is known as 1816 Sutton Avenue. The property is located in the 13th Election District and the 1 Councilmanic District.

Beginning at a point in the center of Sutton avenue (1) marked by an iron nail S 66 42' 43" W 15 feet to an iron pin (2), thence S 66 42' 43" W, 55 feet to an iron pin (3), then N 24 14' 43" W 112 feet to an iron pin (4), then N 66 41' 00" E, 60 feet to an iron pin (5), thence N 66 41' 00" E 15 feet to a nail driven, in/near the centerline of Sutton Avenue (6). S 21 30' 33" E, 112 feet to the beginning (1).

#450

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 450 Petitioner: ALAN J. DE SA  
Location: 1816 SUTTON AVE, ST. DENIS, MO.  
21227  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: ALAN J. DE SA  
ADDRESS: 1816 SUTTON AVENUE  
ST. DENIS, MO. 21227  
PHONE NUMBER: 410-242-3218

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY** 96-452-A  
Towson, Maryland

District 134

Posted for: Variance

Date of Posting 5/29/96

Petitioner: Alex L. De Sa

Location of property: 1816 Sutton Ave. W/S

Location of Sign: Facing roadway on property being zoned

Remarks:

Posted by M. H. H. H.

Signature

Date of return: 6/31/96

Number of Signs: 1

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BALTIMORE CC .TY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 119910

DATE 5-13-96 ACCOUNT R-001-615-000

(R)

AMOUNT \$ 85.00

RECEIVED DE SA

FROM: 010 -- Variance -- \$ 50.00 Item # 450  
080 -- Sign -- -- \$ 35.00 Taken by: JRT

FOR: \$ 85.00

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15, 1996  
15, 1996

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

96-450-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 24, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-450-A (Item 450)  
1816 Sutton Avenue  
W/S Sutton, 172' S of c/l Willow Street  
13th Election District - 1st Councilmanic  
Legal Owner(s): Alan J. DeSa

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 29, 1996. The closing date (June 10, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Alan J. DeSa

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 5, 1996

Mr. Alan J. De Sa  
1816 Sutton Avenue  
St. Denis, MD 21227

RE: Item No.: 450  
Case No.: 96-450-A  
Petitioner: Alan J. De Sa

Dear Mr. De Sa:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 13, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name in a serif font.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

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B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:        Arnold Jablon, Director  
             Permits and Development  
             Management

DATE:    June 3, 1996

FROM:     Pat Keller, Director  
             Office of Planning

SUBJECT:    Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 439, 450, 451, 452, 453, 454, 455, 457 and 459.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Dary L. Kerns

PK/JL/lw

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 05/30/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 28, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 439, 450, 451, 452, 453, 454,  
455, 456, 457 and 459.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   June 3, 1996

FROM: *Rwb* Robert W. Bowling, Chief  
              Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
              for June 3, 1996  
              Item Nos. 439, 450, 451, 453,  
              454 & 455

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc:   File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-31-96

FROM: R. Bruce Seeley *RBS*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: 5-28-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 439  
450  
453  
455  
456  
457  
458  
459

RBS:sp

BRUCE2/DEPRM/TXTSBP

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## Adjacent Property

- 108-22-76 Jackie and Tom Browning  
1808 Sutton Avenue  
St. Denis, Md. 21227 (1.2 acres, abutts 1812 Sutton.)  
247-9537
- 108-22-147 State of Maryland, Department of Natural Resources  
301 West Preston Street  
Baltimore, Md. 21201 (2.75 acres)
- 108-22-370 State of Maryland, State Roads Commission  
State Office Building  
Annapolis, Md. 21401 (19.5 acres)

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902 Rappaix Court  
Towson, MD 21286  
September 14, 1995

Director, PDM  
111 W. Chesapeake Avenue  
Towson, MD 21204

Dear PDM Director:

In 1990, I obtained a variance to add a family room and screened-in porch to the side of my house, for which the approved rear setback is seven feet (Item No. 403, Case No. 90-515-A). Now I would like to add a two-tiered deck to the back of my house (see scale drawing enclosed). Within the spirit and intent of the original variance approval, I hereby request permission to use the same seven-foot rear setback for constructing the deck.

All of my neighbors have signed below to indicate that they know of our plans to add a deck to the back of my house and that they have no objections whatsoever to our building the structure.

Gunny Byer  
904 Rappaix Court

Betty Bioretz  
914 Weatherbee Road

912 Weatherbee Road

Jane B. Watton  
6405 Rocksham Drive

Thank you for your attention to my request

9/25/95  
P  
TO WLP

#626-95  
Cl  
to MJK  
9/28/95  
WCP  
9/28

Sis -  
912 Weatherbee Rd is too  
close away from your  
property line. If the zoning  
law permit you to build on the  
back of your property we  
have no objection.  
J. E. E. E.

# LET'S MEET

[illegible]

[illegible]

96-450-A



1809 Sulton  
Ave, corner of  
Willow St.  
1813 on ~~the~~  
near corner  
of Willow  
+ Sulton  
Ave.



1724 + 1720  
Sulton on left  
1801 Sulton  
on Right.  
1723 Sulton  
further down  
on st.



1724 Sulton  
Ave 1720  
" "  
Looking toward  
dead end at  
CSX tracks

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96-450-A



1825 on  
right  
1819 Sutton  
then 1817  
Sutton.

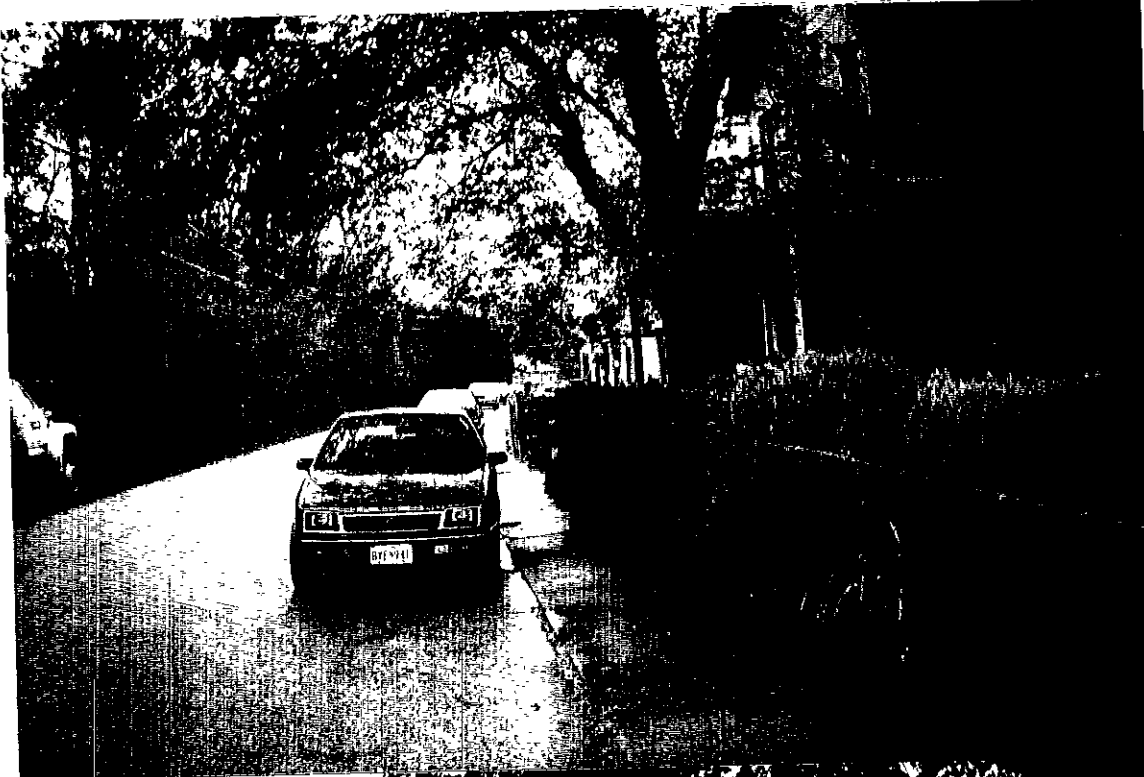


1813+1815  
Sutton Ave.



1816 Sutton  
Ave.

96-450-A



1833  
Sutton  
Ave. at  
corner of  
South  
St.



1833 Sutton  
1831 " "  
1829 " "  
Burgundy  
Car.



Left to right  
1827 Sutton  
Ave.  
1829 Sutton  
Ave.  
1831 " "

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96-450-A



back of 1816  
Sutton, looking  
South



back of 1816  
Sutton Ave.  
from 1812  
Sutton Ave.



back of 1816 Sutton  
from bottom of hill

96-450-A



back of 1816 Sutton  
looking South



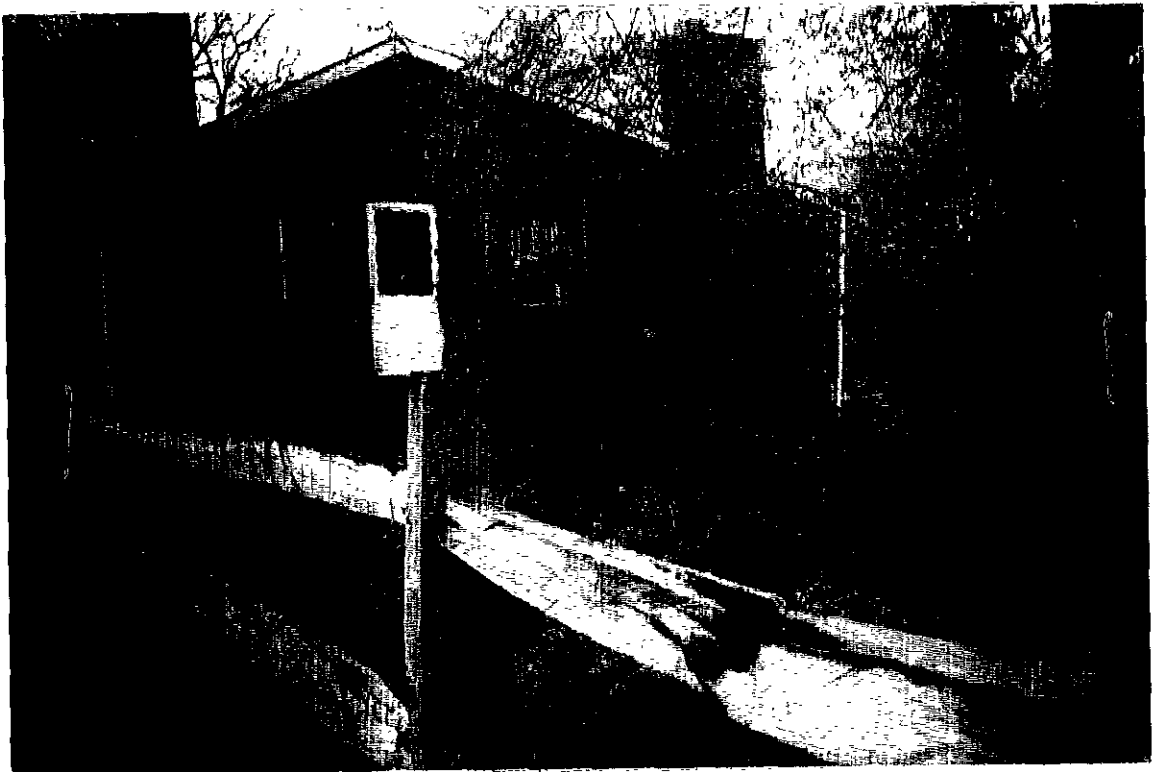
hill behind #18  
1816 Sutton Ave.

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PETITIONER(S) EXHIBIT ( )



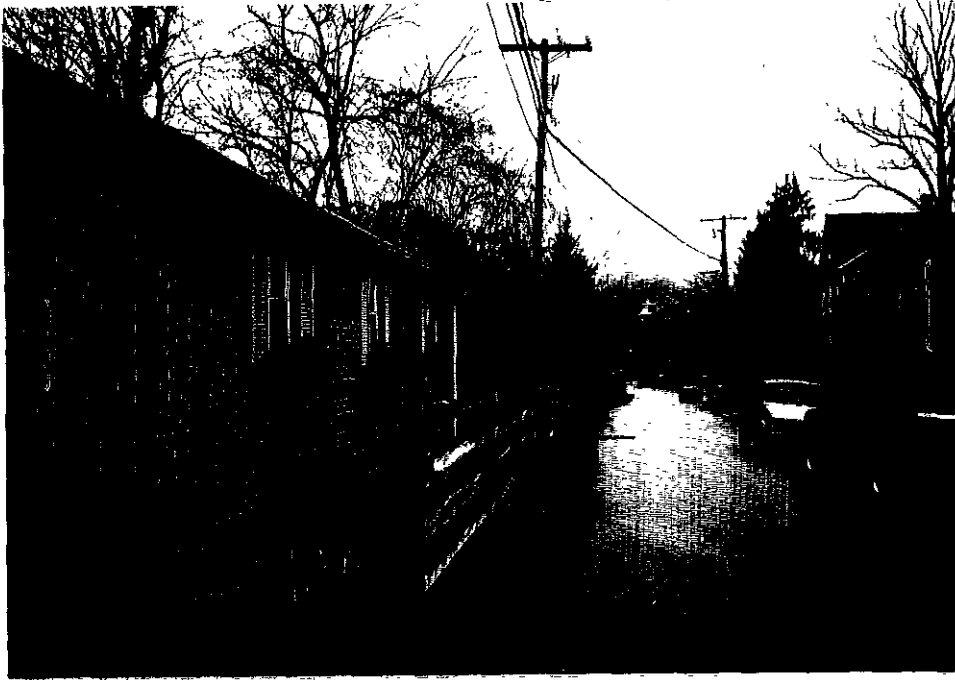
1816 SUTTON AVE, FROM STREET  
LOOKING SOUTH, TOWARD WHERE ADDITION WILL BE  
PLACED  
OJD.



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# 450

PETITIONER(S) EXHIBIT ( )



1816 SUTTON AVE, LOOKING NORTH DOWN  
SUTTON AVE, HOUSE FRONT ON LEFT.



1816 SUTTON AVE, LOOKING SOUTH TOWARD PROPOSED  
ADDITION SITE, FROM 1812 SUTTON AVE (VACANT LOT)  
ALSO OWNED BY ME. MICROFILMED #450 QJD.

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S Sutton Avenue, 172' S of  
the c/l of Willow Street  
(1816 Sutton Avenue)  
13th Election District  
1st Councilmanic District

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-450-A

Alan J. DeSa  
Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 1816 Sutton Avenue, located in the vicinity of Washington Boulevard in Halethorpe. The Petition was filed by the owner of the property, Alan J. DeSa. The Petitioner seeks relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 2 feet in lieu of the minimum required 25 feet, and a side yard setback of 3.5 feet in lieu of the minimum required 10 feet for a proposed one and one-half story addition to the existing one-story dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

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

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of

the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of June, 1996 that the Petition for Administrative Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 2 feet in lieu of the minimum required 25 feet, and a side yard setback of 3.5 feet in lieu of the minimum required 10 feet for a proposed one and one-half story addition to the existing one-story dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

- 2 -

#### Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 14, 1996

(410) 887-4386

Mr. Alan J. DeSa  
1816 Sutton Avenue  
Baltimore, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
W/S Sutton Avenue, 172' S of the c/l of Willow Street  
(1816 Sutton Avenue)  
13th Election District - 1st Councilmanic District  
Alan J. DeSa - Petitioner  
Case No. 96-450-A

Dear Mr. DeSa:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

file

#### Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1816 SUTTON AVE ST. DENIS, MD  
96-450-A 21227 which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to allow an addition with a front yard setback of 2 ft. and a side yard setback of 3.5 ft. in lieu of the minimum required 25 ft. and 10 ft., respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.) IT IS NOT PRACTICAL TO BUILD THE ADDITION ON THE OPPOSITE SIDE OF THE HOUSE WHERE ACCESS TO KITCHEN FROM PAVED DRIVEWAY AND PARKING IS LOCATED. BECAUSE OF SEVERE GRADE CONDITIONS, IT IS NOT POSSIBLE TO MEET PUBLISHED FRONT YARD SETBACK CRITERIA. MY EXISTING HOUSE DOES NOT MEET, NOR DO SEVERAL OF THE HOUSES ON SUTTON AVE. MEET THESE CRITERIA. ALSO, IF REQUIRED TO STRICTLY COMPLY TO A SIDE YARD SETBACK, THE AREA LEFT WOULD NOT ALLOW ROOM FOR AN ADDITION THAT WOULD BE COST EFFICIENT AND SATISFY OUR NEEDS.

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

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Not to be signed by petitioner and after, under the penalties of perjury, that they are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Alan J. De Sa

Alan J. De Sa

Signature

Type or Print Name

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#### Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon; in the event that a public hearing is scheduled in the future with regard to this matter.

That the Affiant(s) does/does presently reside at 1816 SUTTON AVE

96-450-A ST. DENIS MD 21227-5026

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance from the Zoning Regulations of Baltimore County, as follows:

BECAUSE THE SITE TOPOGRAPHY FALLS OFF SO SHARPLY AND QUICKLY FROM THE FRONT OF THE LOT, STRICT COMPLIANCE TO A REQUIRED FRONT YARD SETBACK WOULD PUSH THE BACK OF THE ADDITION "OFF OF THE HILL", HIGH SUBGRADE FOUNDATION WALLS, CONTROLLED BACKFILL, ENGINEERED BASEMENT SLAB, AND LOTS AND LOTS OF PURCHASED BUILD-UP DIRT FOR A WALK-OUT CONDITION, WOULD ALL BE REQUIRED TO MEET LIFE SAFETY AND HUMAN COMFORT CRITERIA. AS THE ATTACHED PHOTOS SHOW, MOST OTHER HOUSES ON SUTTON AVE DO NOT CONFORM TO THE PUBLISHED FRONT YARD SETBACK, DUE IN PART TO THE HISTORY OF OUR ROAD AND THE STEEPNESS OF THE HILL REGARDING THE SIDEYARD SETBACK REQUEST, I OWN THE ADJACENT VACANT PARCEL # 1812, THE EXISTING FLAT SHOWS A 10' DRAINAGE AND UTILITY EASEMENT WHICH SURROUNDS PARCEL # 1812, AS PLATTED, PLEASE NOTE THAT THE E.W.L. SHOWS THE EFFECT OF EASEMENT AND SETBACK ON PARCEL 1812 THEREBY, IN EFFECT, PROVIDING A SIDEYARD SETBACK.

The Affiant(s) is/are not requesting that a public hearing be held. Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

*Alan J. DeSa*  
ALAN J. DE SA  
Signature

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 14th day of June, 1996, before me, a Notary Public of the State of Maryland, and in the County aforesaid, personally appeared

Alan J. DeSa

the Affiant(s) herein, personally known or satisfactorily identified to me as such; Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal

6-14-96

My Commission Expires

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Notary Public

NOTARY PUBLIC

NOTARY PUBLIC

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#### Zoning Description

Zoning description for the private residence at 1816 Sutton Avenue, St. Denis, Md 21227-5026. Beginning at a point on the West side of Sutton Avenue which is 20 feet wide at a distance of 172 feet South of the centerline of the nearest improved street, which is 12 feet wide and called Willow Street.

The lot is recorded in the land records of Baltimore County in Liber 7313, Folio 839. The lot contains 0.19 acres or 8300 square feet and is known as 1816 Sutton Avenue. The property is located in the 13th Election District and the 1st Councilmanic District.

Beginning at a point in the center of Sutton Avenue (1) marked by an iron nail 5 66 42' 42" W 15 feet to an iron pin (2), thence S 66 42' 43" W, 55 feet to an iron pin (3), then N 24 14' 43" W 112 feet to an iron pin (4), then N 66 41' 00" E, 60 feet to an iron pin (5), thence N 66 41' 00" E 15 feet to a nail driven in/near the centerline of Sutton Avenue (6), S 21 30' 33" E, 112 feet to the beginning (1).

#450

Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD CARLSON, DIRECTOR

For newspaper advertising:

Item No: 450 Petitioner: ALAN J. DE SA

Location: 1816 SUTTON AVE, ST. DENIS, MD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ALAN J. DE SA

ADDRESS: 1816 SUTTON AVENUE

ST. DENIS MD. 21227

PHONE NUMBER: 410-242-3218

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 96-450-A

Towson, Maryland

District: 24 Date of Posting: 6/14/96

Posted for: Notice

Petitioner: Alan J. DeSa

Location of property: 1816 Sutton Ave, St. Denis, MD

Location of Sign: Front yard on property, 10' from road

Remarks:

Posted by: WHS Signature

Number of Signs: 1 Date of return: 6/14/96

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 15510

DATE 5-13-96 ACCOUNT 2-001-015-000

RECEIVED DE SA AMOUNT \$ 85.00

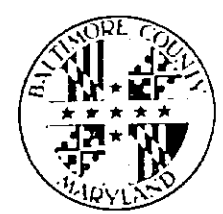
FROM: 010 - Notice - \$ 50.00 Item # 450

FOR: CSE - Sign - \$ 35.00 Taken by: JRT

DATE 6-13-96

VALIDATION OR SIGNATURE OF CASHIER

96-450-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 24, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-450-4 (Item 450)  
1816 Sutton Avenue  
W/S Sutton, 172' S of c/1 Willow Street  
13th Election District - 1st Councilmanic  
Legal Owner(s): Alan J. DeSa

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 29, 1996. The closing date (June 10, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) deny that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Carl J. Jablon*

Arnold Jablon  
Director

cc: Alan J. DeSa



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 5, 1996

Mr. Alan J. De Sa  
1816 Sutton Avenue  
St. Denis, MD 21227

RE: Item No.: 450  
Case No.: 96-450-A  
Petitioner: Alan J. De Sa

Dear Mr. De Sa:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 13, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: June 3, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 439, 450, 451, 452, 453, 454, 455, 457 and 459.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Division Chief:

PK/JL/lw

ITEM439/PZONE/ZAC1

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 05/30/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 28, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 439, 450, 451, 452, 453, 454, 455, 456, 457 and 459.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: June 3, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for June 3, 1996  
Item Nos. 439, 450, 451, 453,  
454 & 455

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-31-96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: 5-28-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

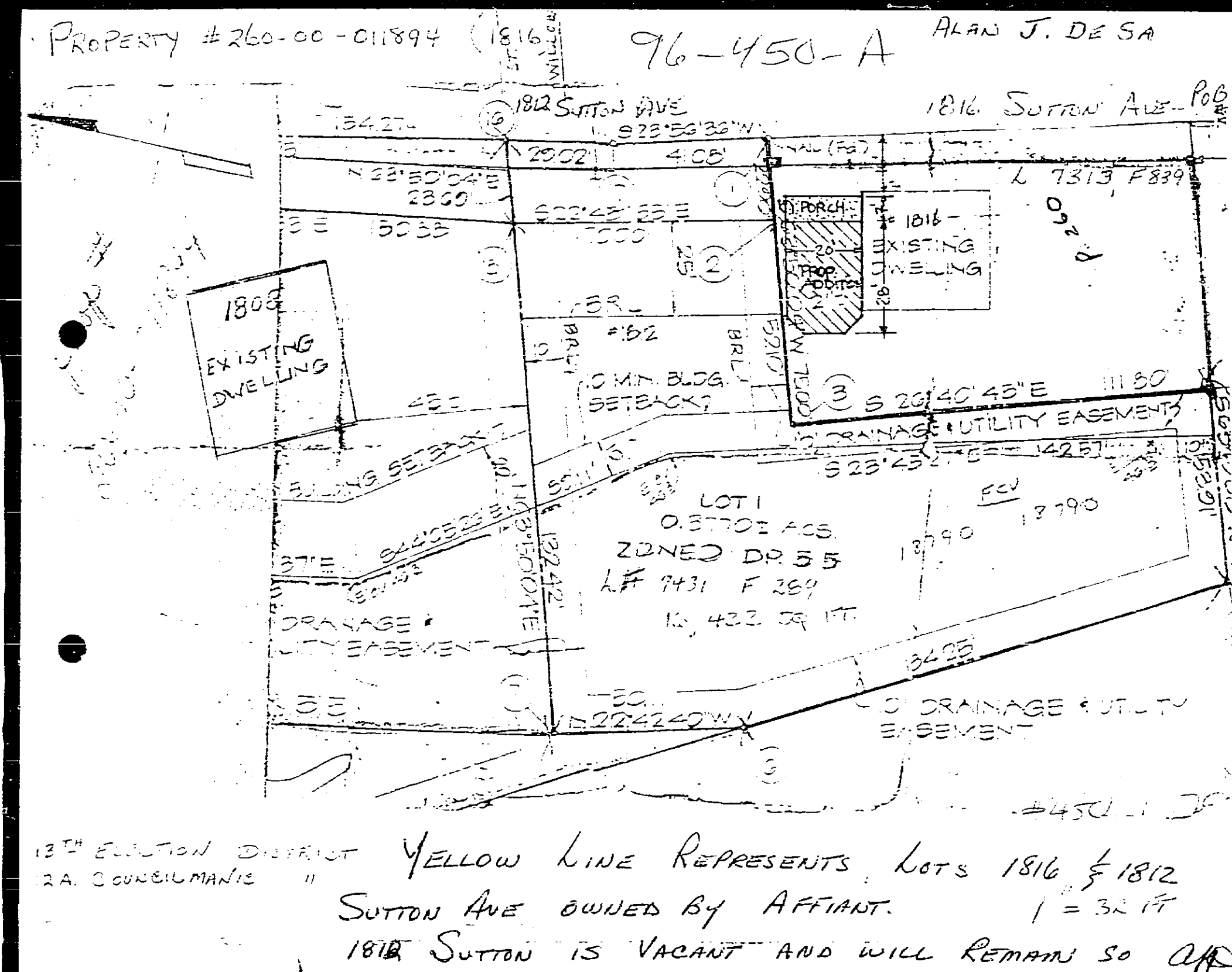
Item #'s: 439  
450  
453  
455  
456  
457  
458  
459

RBS:sp

BRUCE2/DEPRM/TXTSBP

Adjacent Property

- 106-22-76 Jackie and Tom Browning  
1805 Sutton Avenue  
St. Denis, Md. 21227 (1.2 acres, abutts 1812 Sutton.)  
247-5537
- 106-22-147 State of Maryland, Department of Natural Resources  
301 West Preston Street  
Baltimore, Md. 21201 (2.75 acres)
- 106-22-370 State of Maryland, State Roads Commission  
State Office Building  
Annapolis, Md. 21401 (13.5 acres)





96-450-A  
1869 Sutton Ave, corner of Willow St.  
1813 on the near corner of Willow & Sutton Ave.



1724 + 1723 Sutton on left  
1801 Sutton on right.  
1723 Sutton further down on st.



1724 Sutton Ave. 1720 "  
Looking toward dead end at CSX tracks



96-450-A  
1825 on right  
1819 Sutton then 1817 Sutton.



1813 + 1815 Sutton Ave.



1816 Sutton Ave.



96-450-A  
1833 Sutton Ave. at corner of South St.



1833 Sutton  
1831 " "  
1829 " "  
Curquandy Car.



Left to right  
1827 Sutton Ave.  
1829 Sutton Ave.  
1831 " "



96-450-A  
back of 1816 Sutton, looking South



back of 1816 Sutton Ave. from 1812 Sutton Ave.

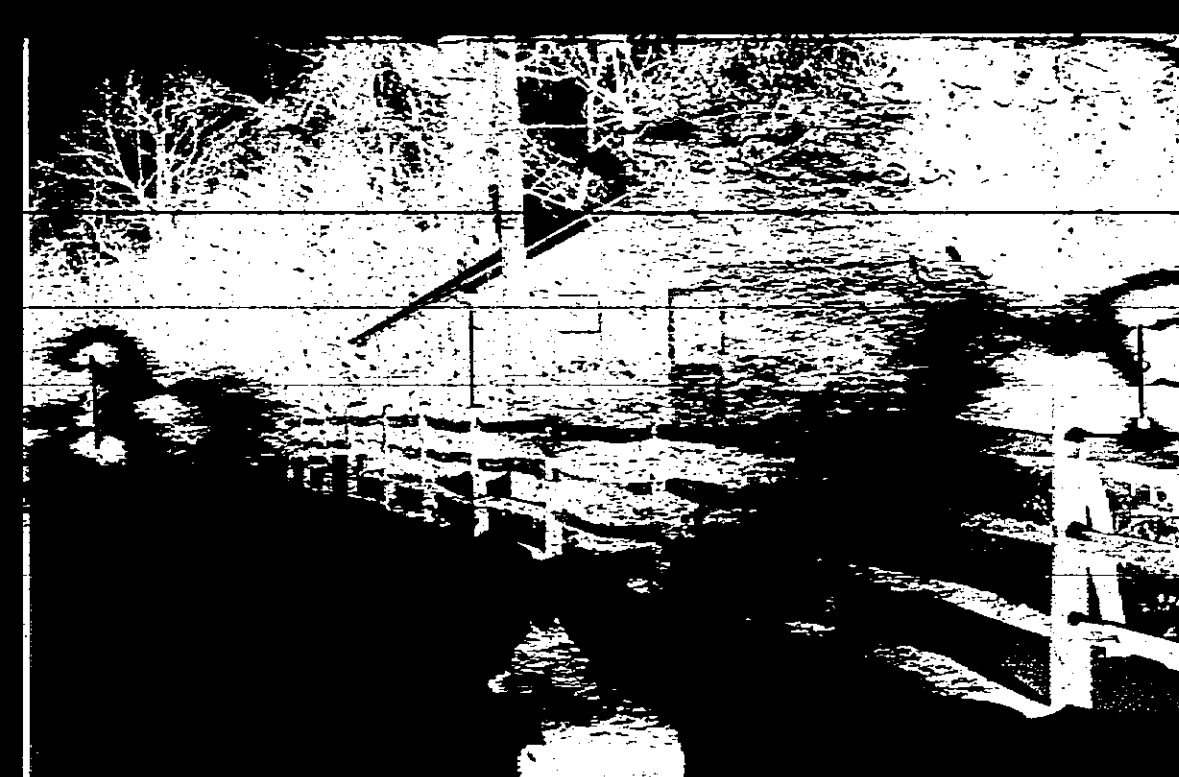


1816 Sutton (from bottom of hill)



96-450-A  
back of 1816 Sutton looking South

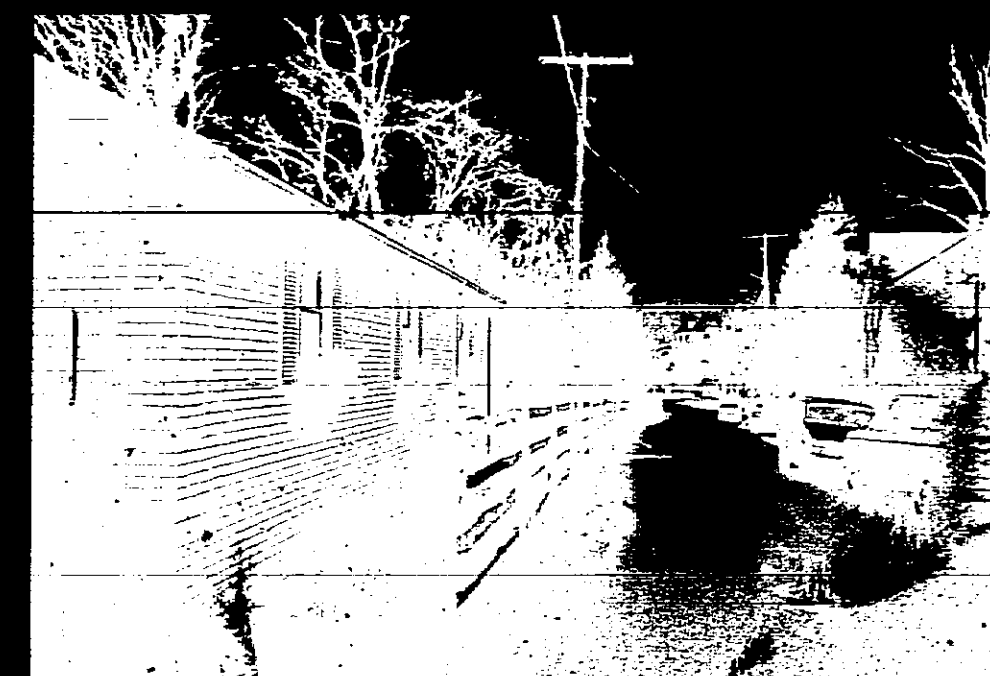
Will behind #18 1816 Sutton Ave.



1816 SUTTON AVE. FROM STREET  
LOOKING SOUTH, TOWARD WHERE ADDITION WILL BE PLACED



# 450



1816 SUTTON AVE, LOOKING NORTH DOWN SUTTON AVE, HOUSE FRONT ON LEFT



1816 SUTTON AVE, LOOKING SOUTH TOWARD PROPOSED ADDITION SITE, FROM 1812 SUTTON AVE (VACANT LOT) ALSO OWNED BY ME. # 450



96-450-A

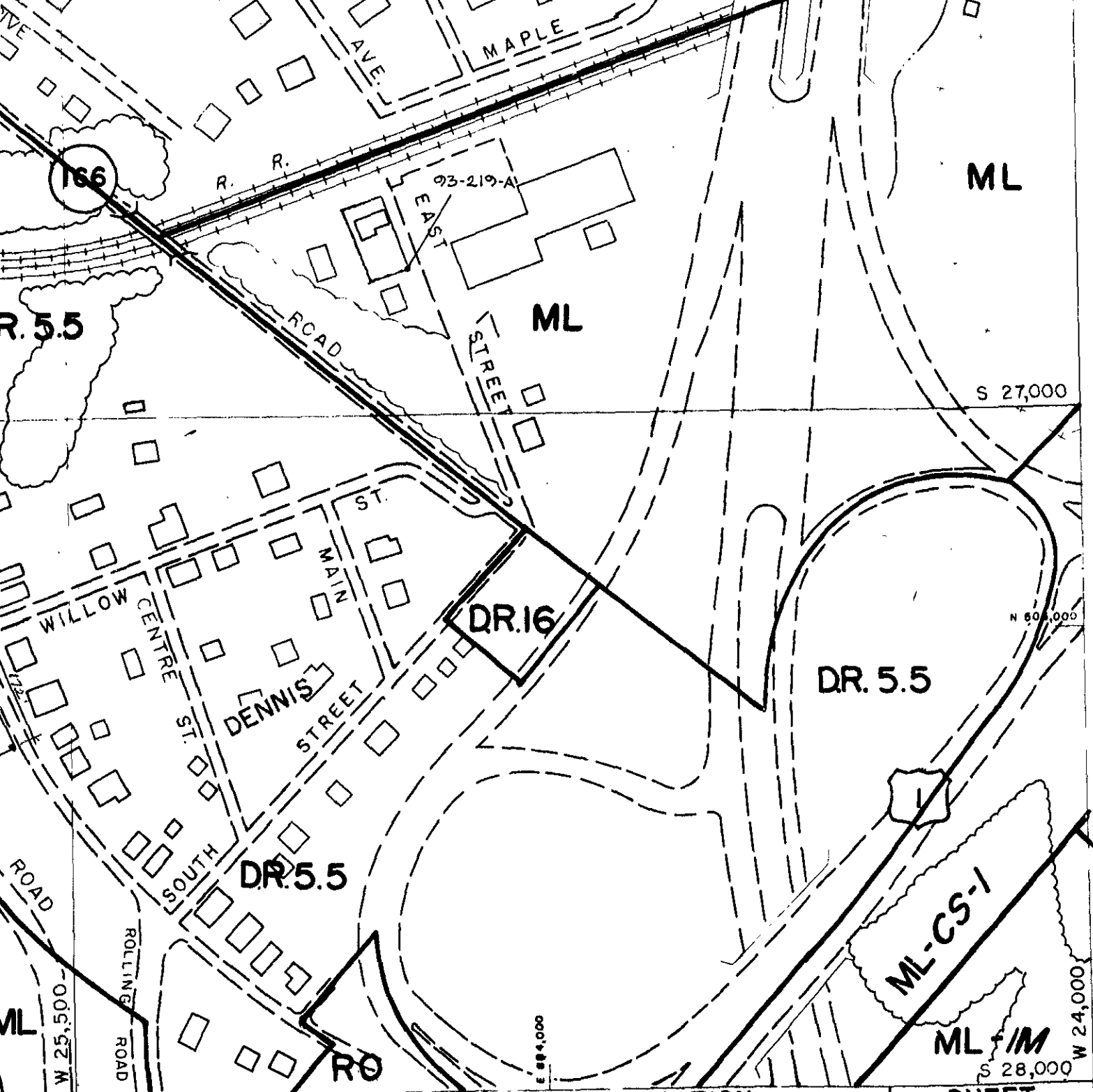
Item #450  
BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

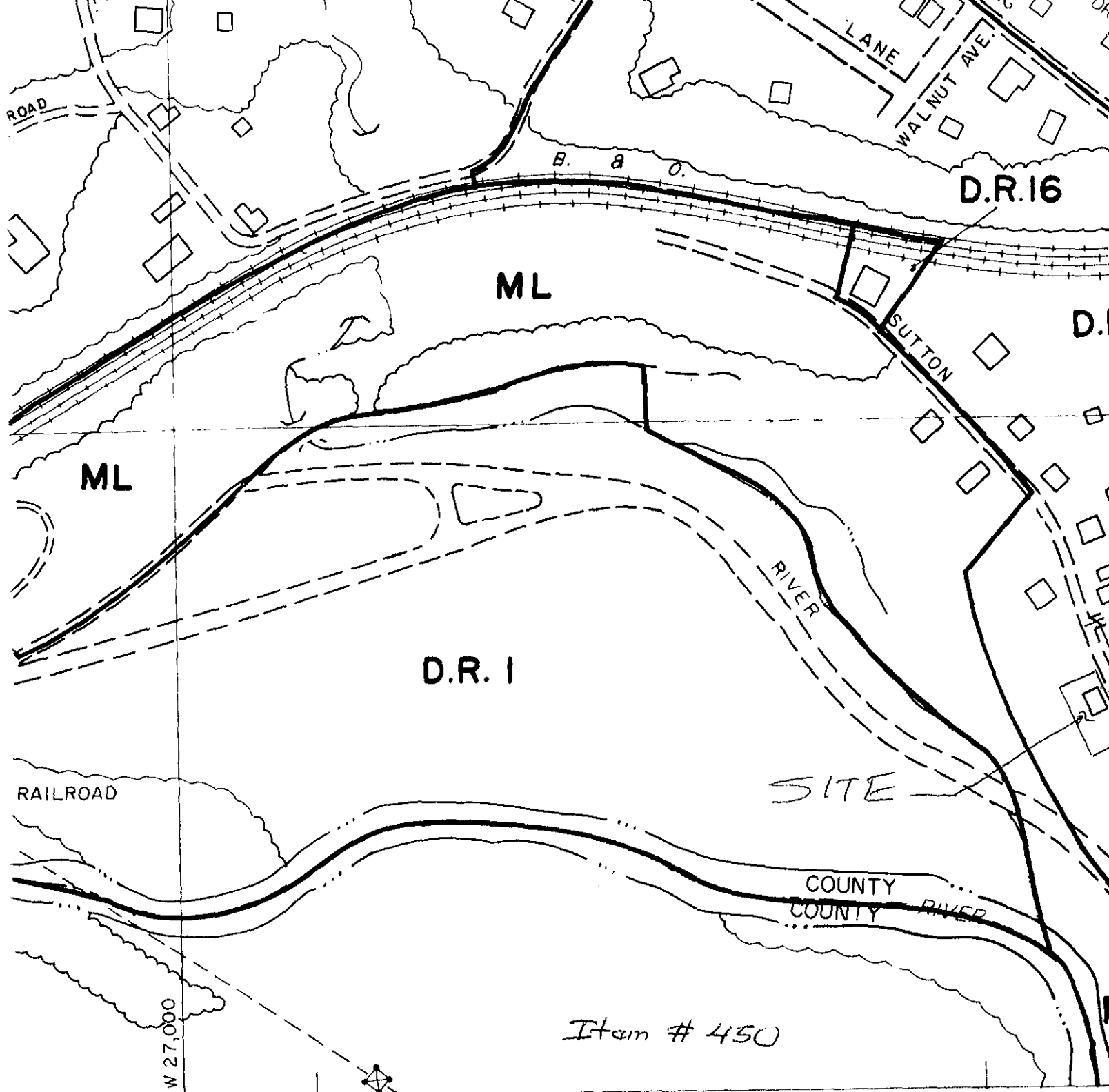
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
  
RELAY

SHEET  
  
S.W.  
7-E



|                                                                                                        |                                            |                             |                      |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------|----------------------|
| <b>IVE ZONING MAP</b><br><b>ore County Council</b><br><b>992</b><br><b>186-92,187-92,188-92,189-92</b> | <b>SCALE</b><br>1" = 200' ±                | <b>LOCATION</b><br>96-450-A | <b>SHEET</b><br>S.W. |
| <i>Howard IV</i><br><b>nty Council</b>                                                                 | <b>DATE OF PHOTOGRAPHY</b><br>JANUARY 1986 | RELAY<br><br>MICROFILMED    | 7-E                  |



(SHEET S.W - B - E)

# MORE COUNTY PLANNING AND ZONING L ZONING MAP

**1992 COMPREHENSIVE ZONING MAP**  
Adopted by the Baltimore County Board  
Oct. 15, 1992

BM Nos. 183-92, 184-92, 185-92,

*William A. ...*  
Chairman, County Board



96-450-A

○ FRONT ELEVATION  
1/4" = 1'-0"

# 450

OSH #

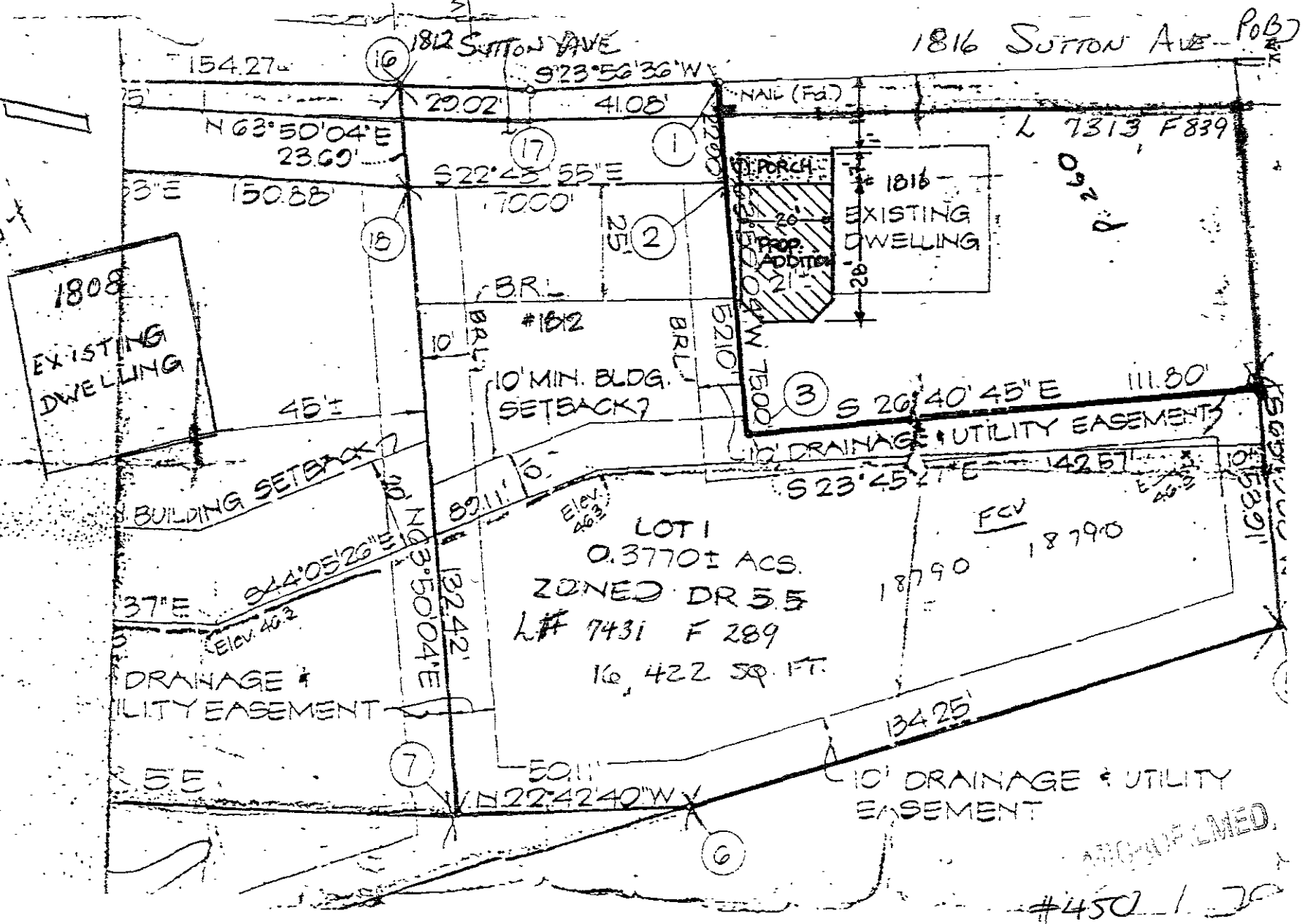
96-450-A



○ REAR ELEV.  
1/4" = 1'-0"

24-0  
20-0  
14-0  
12-0  
10-0  
8-0  
6-0  
4-0  
2-0  
0-0

ALAN J. DE SA



13<sup>TH</sup> ELECTION DISTRICT  
12A, COUNCILMANIC 11

YELLOW LINE REPRESENTS: LOTS 1816  $\frac{1}{2}$  1812  
SUTTON AVE. OWNED BY AFFIANT. 1" = 32 FT.

1812 SUTTON IS VACANT AND WILL REMAIN SO *APD*



# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1816 SUTTON AVE

see pages 5 & 6 of the

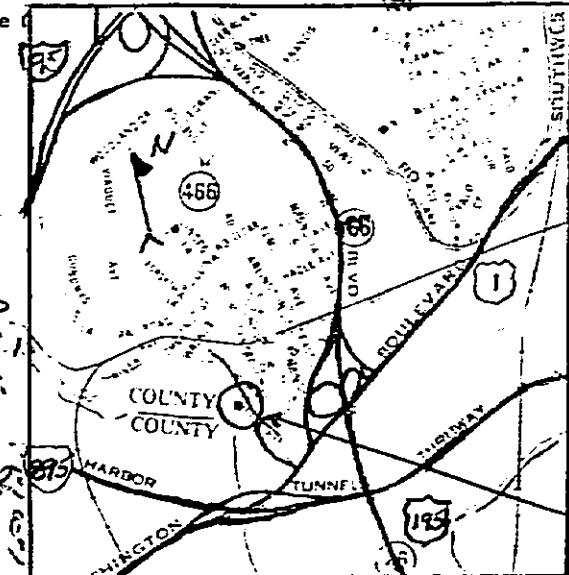
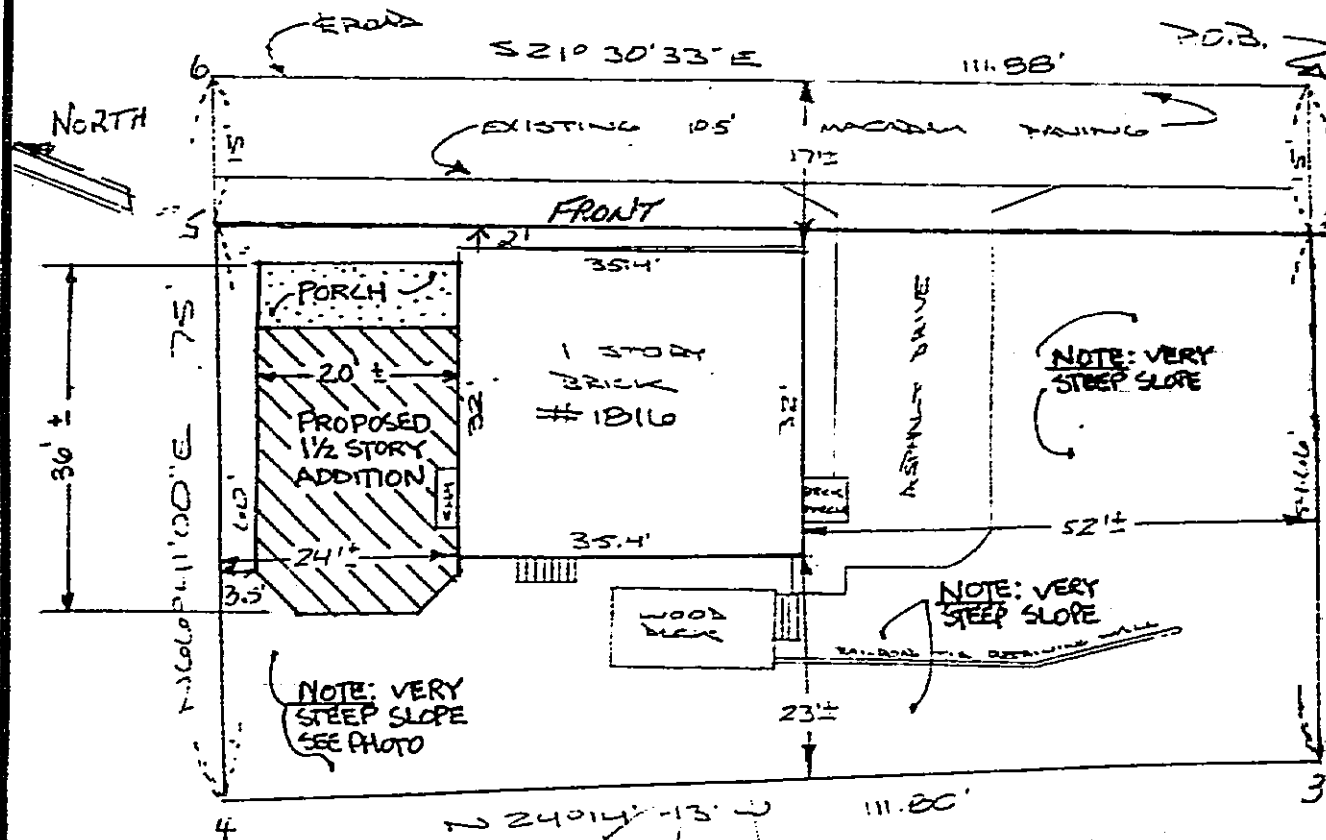
Subdivision name: ST DENIS

plat book # 1313, folio # 939, lot #     , section #     

OWNER: ALAN J DE SA

96-450-A

SUTTON AVENUE



SUBJECT PROPERTY

## LOCATION INFORMATION

Election District: 13TH

Councilmanic District: 1

1"=200' scale map #: S.W 7-E

Zoning: DR 5.5

Lot size: 0.19 8300  
acres square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

NONE

## Zoning Office USE ONLY!

reviewed by:      ITEM #: 450 CASE #:     

NOTE  
Subject property is shown in Zone C  
on the National Flood Insurance Program  
Flood Insurance Rate Map of Baltimore  
County Maryland, Panel # 24010 055 2  
Community Panel # 24010 055 2  
Effective Date: MARCH 2, 1993

Scale of Drawing: 1"= 20 FT.

North  
date: 5/4/96  
prepared by: Q/R