

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE *
NEC Hilltop and Valley Avenue * ZONING COMMISSIONER
1745 Hilltop Avenue * OF BALTIMORE COUNTY

15th Election District *
5th Councilmanic District * Case No. 97-392-A
Charles E. Huber, et ux
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Charles E. Huber and Jeanne Diane Huber, his wife, for that property known as 1745 Hilltop Avenue in the Hilltop Park subdivision of Baltimore County. The Petitioners herein seek a variance from Sections 400.1 & 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit two accessory structures in the third of the lot closest to a side street in lieu of the farthest removed, and to allow an accessory structure a height of 18 ft. in lieu of the maximum 15 ft. The subject property and requested relief is more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, 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 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 variance 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, photographs, 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

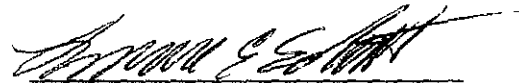
4/9/97
C. M. Park

BCZR 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 Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of April, 1997 that the Petition for a Zoning Variance from Sections 400.1 & 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit two accessory structures in the third of the lot closest to a side street, in lieu of the farthest removed, and to allow an accessory structure a height of 18 ft., in lieu of the maximum 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The 24 x 24 covered picnic pavilion shall remain open on all four exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

ORDER NO. 4/9/97
Date 4/9/97
By M. G. G. G.



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 9, 1997

Mr. and Mrs. Charles E. Huber
1745 Hilltop Avenue
Baltimore, Maryland 21221

RE: Petition for Administrative Variance
Case No. 97-392-A
Property: 1745 Hilltop Avenue

Dear Mr. and Mrs. Huber:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.





Petition for Administrative Variance

97-392-A

to the Zoning Commissioner of Baltimore County

for the property located at 1745 HILLTOP AVE.
which is presently zoned D.R. 3.5

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)

400.1 and 400.3 to allow two accessory structures in the third of the lot closest to a side street in lieu of the furthest removed and to allow an accessory structure a height of 18' in lieu of the maximum 15'

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

Our lot is primarily located on a steeply sloping hillside and this proposed location for the picnic pavilion with some extra storage space in the trusses is the only level accessible site available.

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)

Charles Edward Huber
(Type or Print Name)

Charles E. Huber
Signature

Jeanne Dianne Huber
(Type or Print Name)

Jeanne Dianne Huber
Signature

1745 Hilltop Ave. 410-780-7088
Address Phone No

Baltimore Md. 21221
City State Zipcode

Name, Address and phone number of representative to be contacted

Charles E. Huber
Name

Same as above W- 410-291-3135
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: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 392

Affidavit in support of 97-392-A 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 1745 Hilltop Ave.
address
Baltimore md. 21221
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)

Our lot is situated on a steeply sloping hillside. The proposed location for the picnic pavilion with extra storage space in the trusses for our large family is the least obtrusive & most level spot available on our property.

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.

Charles E. Huber
(signature)
Charles E. Huber
(type or print name)



Jeanne D. Huber
(signature)
Jeanne D. Huber
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of MARCH, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CHARLES E. HUBER AND JEANNE D. HUBER

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.

3-11-97
date

Daniel R. Stephen
NOTARY PUBLIC

My Commission Expires: FEB 10, 1998

Affidavit in support of 97-392-A Administrative Variance

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City State Zip Code

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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.

Charles E. Huber
(signature)
Charles E. Huber
(type or print name)



Jeanne D. Huber
(signature)
Jeanne D. Huber
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of MARCH, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CHARLES E. HUBER AND JEANNE D. HUBER

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.

3-11-97
date

Daniel F. Stephen
NOTARY PUBLIC

My Commission Expires: FEB 10, 1998



Petition for Administrative Variance

97-392-A

to the Zoning Commissioner of Baltimore County

for the property located at 1745 HILLTOP AVE.
which is presently zoned D.R. 3.5

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400.1 and 400.3 to allow two accessory structures in the third of the lot closest to a side street in lieu of the furthest removed and to allow an accessory structure a height of 18' in lieu of the maximum 15' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

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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.

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

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

Legal Owner(s):

Charles Edward Huber
(Type or Print Name)

Cheli E. Huber
Signature

Jeanne Dianne Huber
(Type or Print Name)

Jeanne D. Huber
Signature

1745 Hilltop Ave. 410-780-7088
Address Phone No.

Baltimore Md. 21221
City State Zipcode

Name, Address and phone number of representative to be contacted

Charles E. Huber
Name

Same as above W-410-291-3135
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: _____ DATE: _____

ESTIMATED POSTING DATE: _____



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on Recycled Paper

ITEM #: 392

ZONING DESCRIPTION FOR 1745 HILLTOP AVE.

97-392-A

Beginning at a point on the Southeast side of Hilltop Ave which is 30 ft. wide at a distance of 15 ft. Northeast of the centerline of the nearest improved intersecting street, Valley Ave., which is 30 ft. wide.
*Being Lot # 37/38, Block N/A, Section N/A, in the subdivision of Hilltop Park as recorded in Baltimore County Plat Book # 8, Folio # 32, containing 1.22 +/- Acs.. Also known as 1745 Hilltop Ave. and located in the 15th Election District, 5th Councilmanic District.

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

No.

028715

97-392-A

DATE 14 MAR 97

ACCOUNT

R-001-6150

392

CAM

AMOUNT

\$

50.00

RECEIVED
FROM:

Huber

FOR:

1745 Hill-top Ave

adm. 03A91400DEMICHRE
BA 0010636AM03-14-97

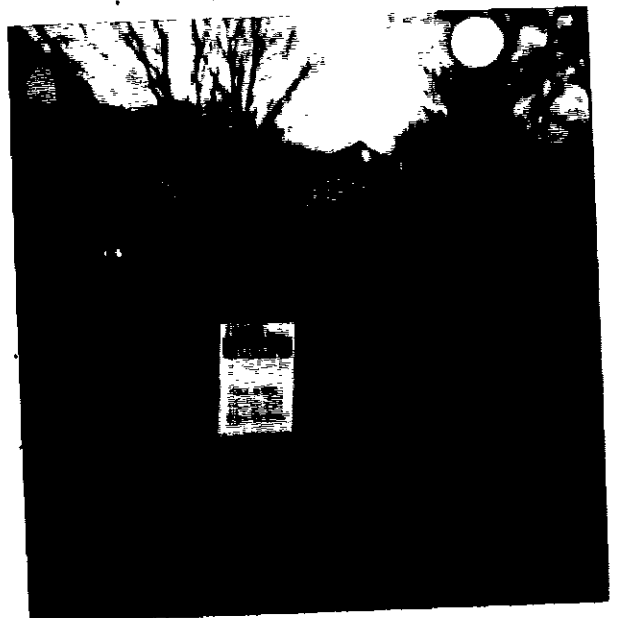
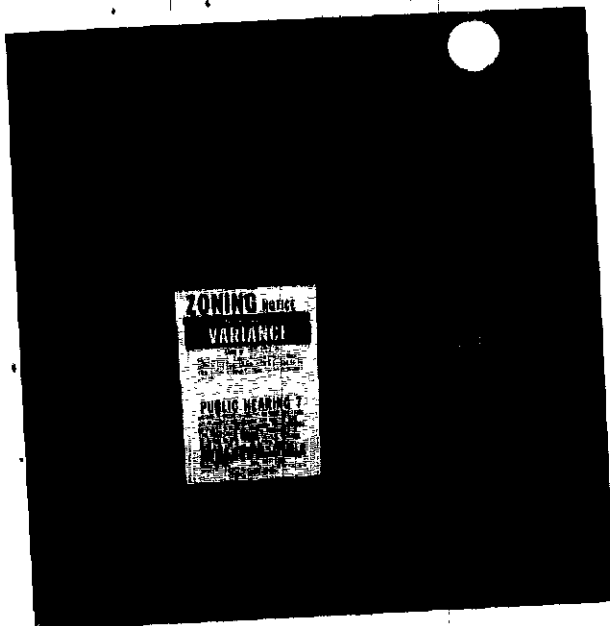
\$50.00

VALIDATION OR SIGNATURE OF CASHIER

DISCUSSION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



CERTIFICATE OF POSTING

RE: Case No.: 97-392-A

Petitioner/Developer: _____

CHARLES E. HUBER

Date of Hearing/Closing: 4/7/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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

1745 HILLTOP AVE

The sign(s) were posted on 3/23/97
(Month, Day, Year)

Sincerely,

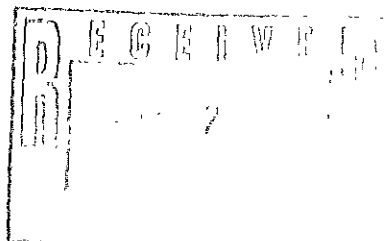
Richard E. Hoffman 3/23/97
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)





Baltimore County
Department of Permits and
Development Management

97-392-A

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.: 392 Petitioner: Charles E. Huber
Location: 1745 HILLTOP AVE.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Charles E. Huber
ADDRESS: 1745 HILLTOP AVE.
Essex, Md. 21221

PHONE NUMBER: H- 410-780-7088 W- 410-291-3135



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 23 Mar 97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-392-A

To Allow two accessory structures in the yard
area closest to the side street; one with
a height of 18'

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**

7 April 1997

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

97-392-A

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

March 21, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-392-A
1745 Hilltop Avenue
NEC Hilltop and Valley Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Charles Edward Huber and Jeanne Dianne Huber
Post by Date: 3/23/97
Closing Date: 4/7/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's 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.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Charles and Jeanne Huber





Baltimore County
Department of Permits and
Development Management

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

April 1, 1997

Mr. and Mrs. Charles Huber
1745 Hilltop Avenue
Baltimore, MD 21221

RE: Item No.: 392
Case No.: 97-392-A
Petitioner: Charles Huber, et ux

Dear Mr. and Mrs. Huber:

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 March 13, 1997.

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 black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



_____ Attach original petition

Due Date 4/1/97

To: Arnold L. Jablon

From: Robert A. Wirth

Subject: Zoning Item _____ #392

Huber 1745 Hilltop Avenue

Zoning Advisory Committee Meeting of March 24th

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

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X The two structures in question are located within the tidal buffer to Hopewell Creek, and are already built. We recommend that the Zoning Commission condition variance approval to require relocation of these structures outside of the tidal buffer.

C: Mr. and Mrs. Charles Huber



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 3-21-97
Item No. 392 cam

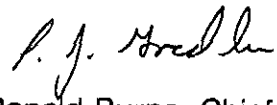
Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

2.

BALTIMORE COUNTY, MARYLAND

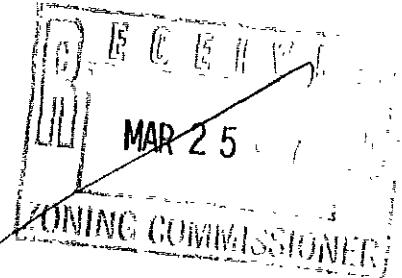
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jahlon, Director
Department of Permits and Development Management

DATE: March 24, 1997

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

SUBJECT: 920 Ingleside Avenue



INFORMATION:

Item Number: 392
Petitioner: Shell Oil Company
Property Size:
Zoning: BM-CT
Requested Action: Special Hearing
Hearing Date:

SUMMARY OF RECOMMENDATIONS:

This office recently approved a requested "more in keeping" plan for the subject site. Staff supports the applicant's request because the proposed improvements will revitalize this existing service station.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kerns*

AEK/JL: rdn

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: March 21, 1997

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. 378, 380, 381, 382, 383, 385, 386, 391, and 392

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:

Barry L. Keener

PK/JL

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: March 31, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for March 31, 1997
 Item No. 392

The Development Plans Review Division has reviewed the subject zoning item.

The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

RWB:HJO:cab

cc: File

ZONE331.392

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

March 31, 1997

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 March 24, 1997

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:

380, 381, 382, 384, 385, 386, 387, 388, 389, 390, 391, 392

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4081, MS-1102F

cc: File



#388 --- JLL

1. Sign form is incomplete/incorrect.
2. No practical difficulty or hardship on petition form.
3. No description on folder.
4. No zoning on folder.
5. No acreage on folder.
6. No election district on folder.
7. No councilmanic district on folder.

#389 --- JLL

1. Sign form is incomplete/incorrect.
2. No practical difficulty or hardship on petition form.

#390 --- MJK

1. Sign form is incomplete/incorrect.
2. No telephone number for legal owner.

#391 --- CAM

1. No review information on bottom of petition form.
2. Area listed on folder - acres, square feet, what?

#392 --- CAM

1. No review information on bottom of petition form.

#394 --- JLL

1. Sign form is incomplete/incorrect.

PETITION PROBLEMS

97-392-A

#378 --- MJK

1. Sign form is incomplete/incorrect.

#379 --- JLL

1. Sign form is incomplete/incorrect.

#380 --- RT

1. Folder says zoning is D.R.-3.5; petition says zoning is D.R.-5.5 -- Which is correct?

#382 --- CAM

1. Need printed or typed title and authorization of person signing for legal owner.
2. Need printed name and title and authorization of person signing for contract purchaser.
3. No review information on bottom of petition form.

#385 --- MJK

1. Sign form is incomplete/incorrect.
2. No description on folder.
3. No zoning on folder.
4. No acreage on folder.
5. No election district on folder.
6. No councilmanic district on folder.
7. Plan is illegible.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1745 HILLTOP AVE.

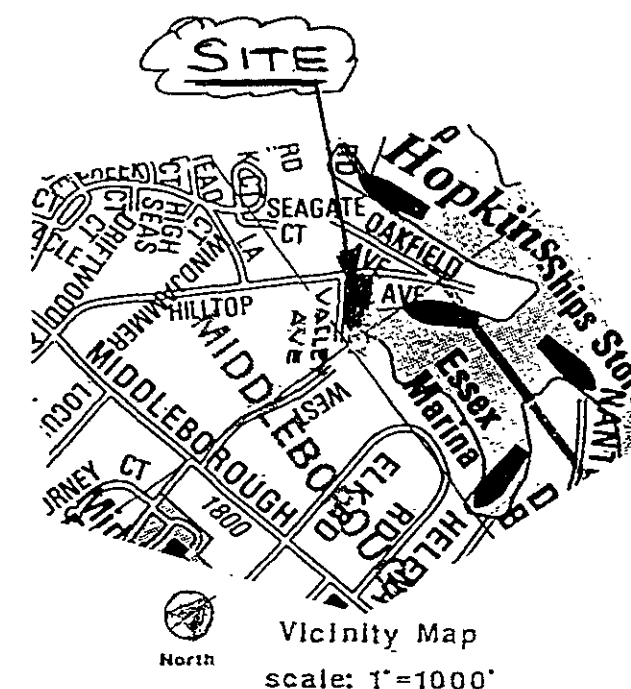
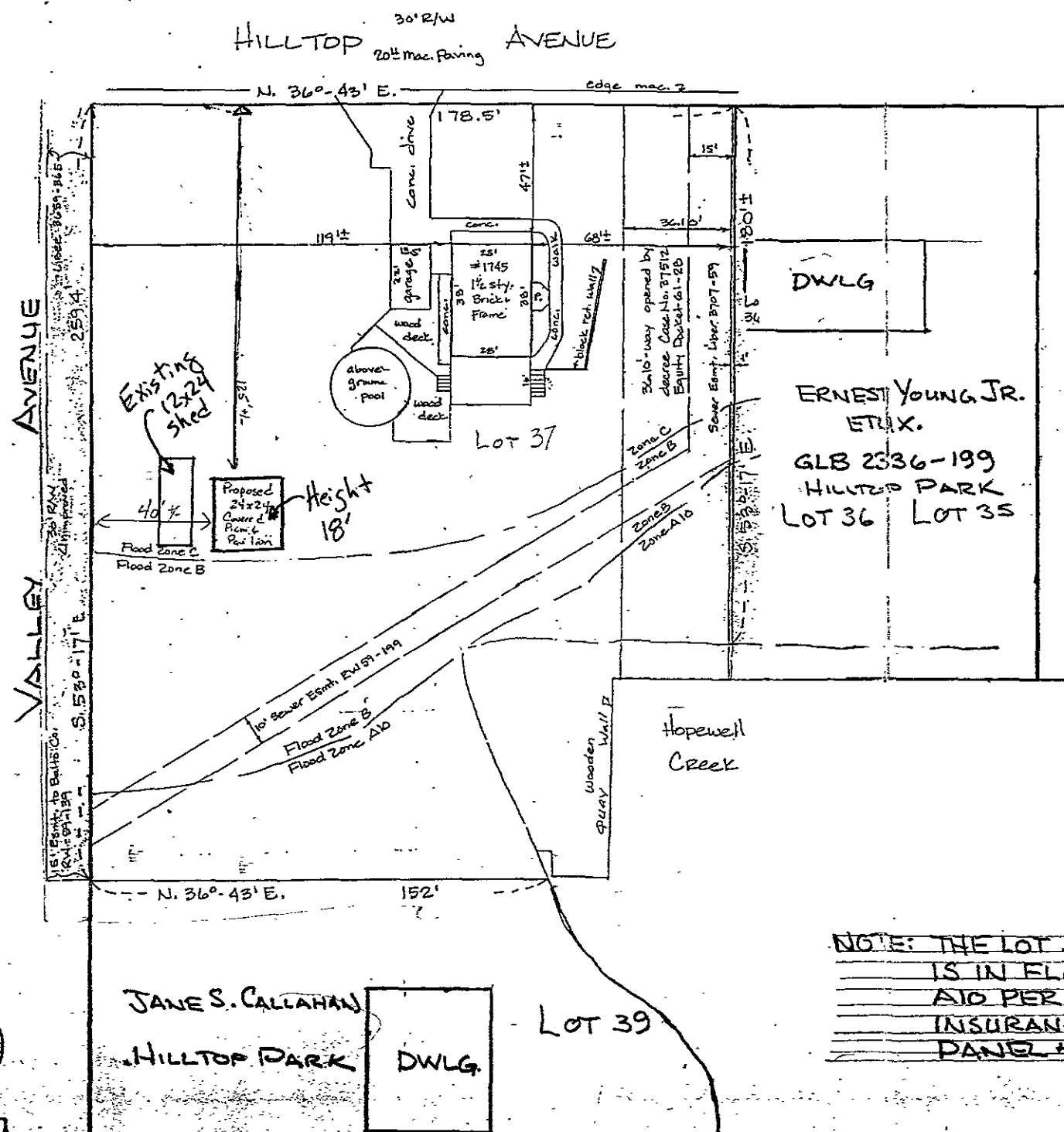
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: HILLTOP PARK

plat book# 8, folio# 32, lot# 37/38 section#

OWNER: CHARLES E. & JEANNE D. HUBER

97-392-A



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map#: NE 2 I

Zoning: D.R. 3.5

Lot size: 1.22 ± 53,301 ±
acres square feet

SEWER: ☒ public ☐ private

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

392



North
date: 3/7/97

prepared by: CHARLES E. HUBER

Scale of Drawing: 1"= 50'



97-392-A



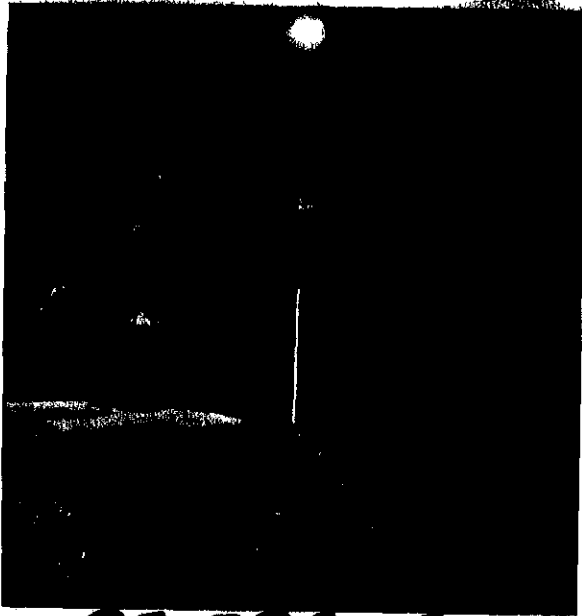
97-392-A



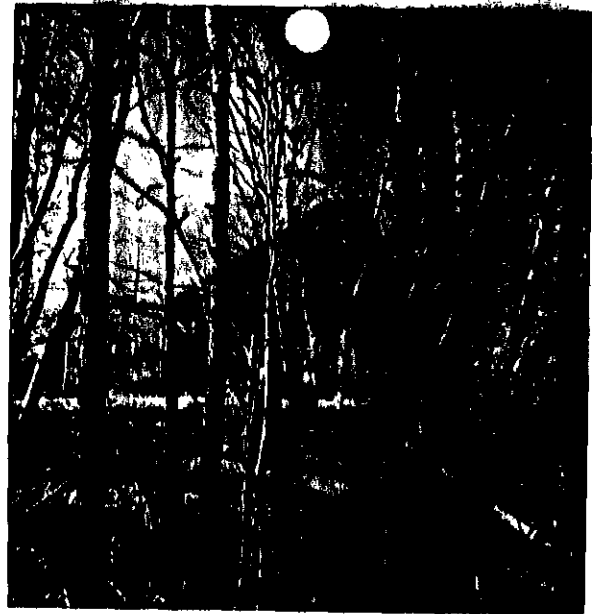
97-392-A



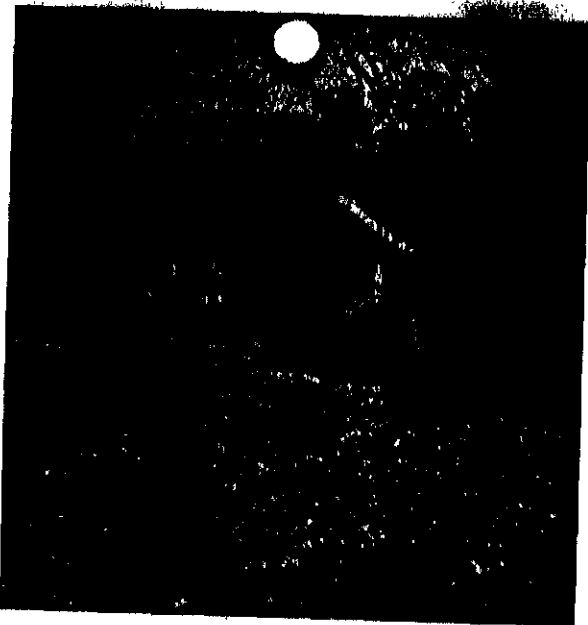
97-392-A



97-392-A
 SHED NOT PERMANENT
 (Not shown on plans - to remain)



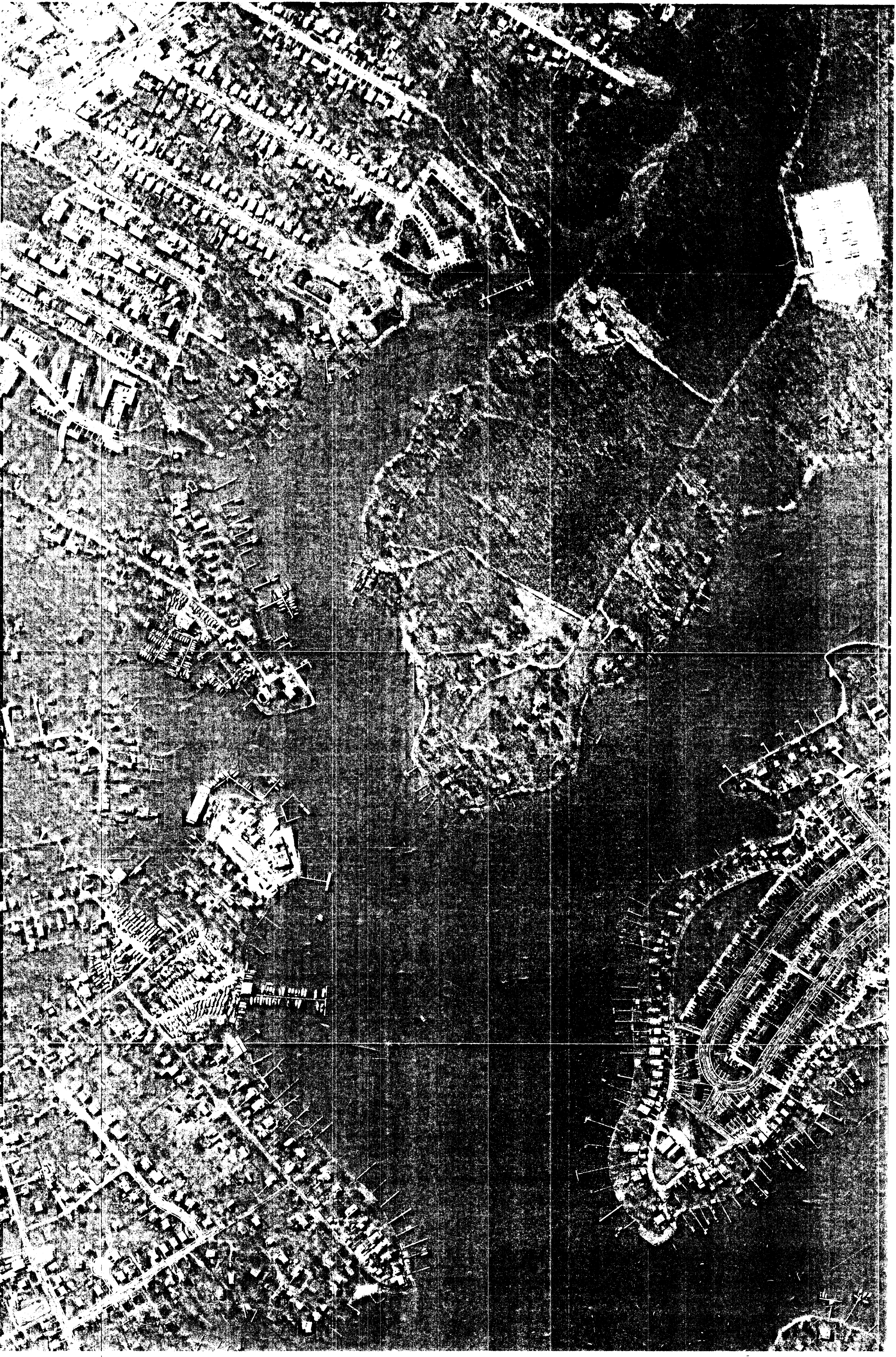
97-392-A



97-392-A



97-392-A



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION

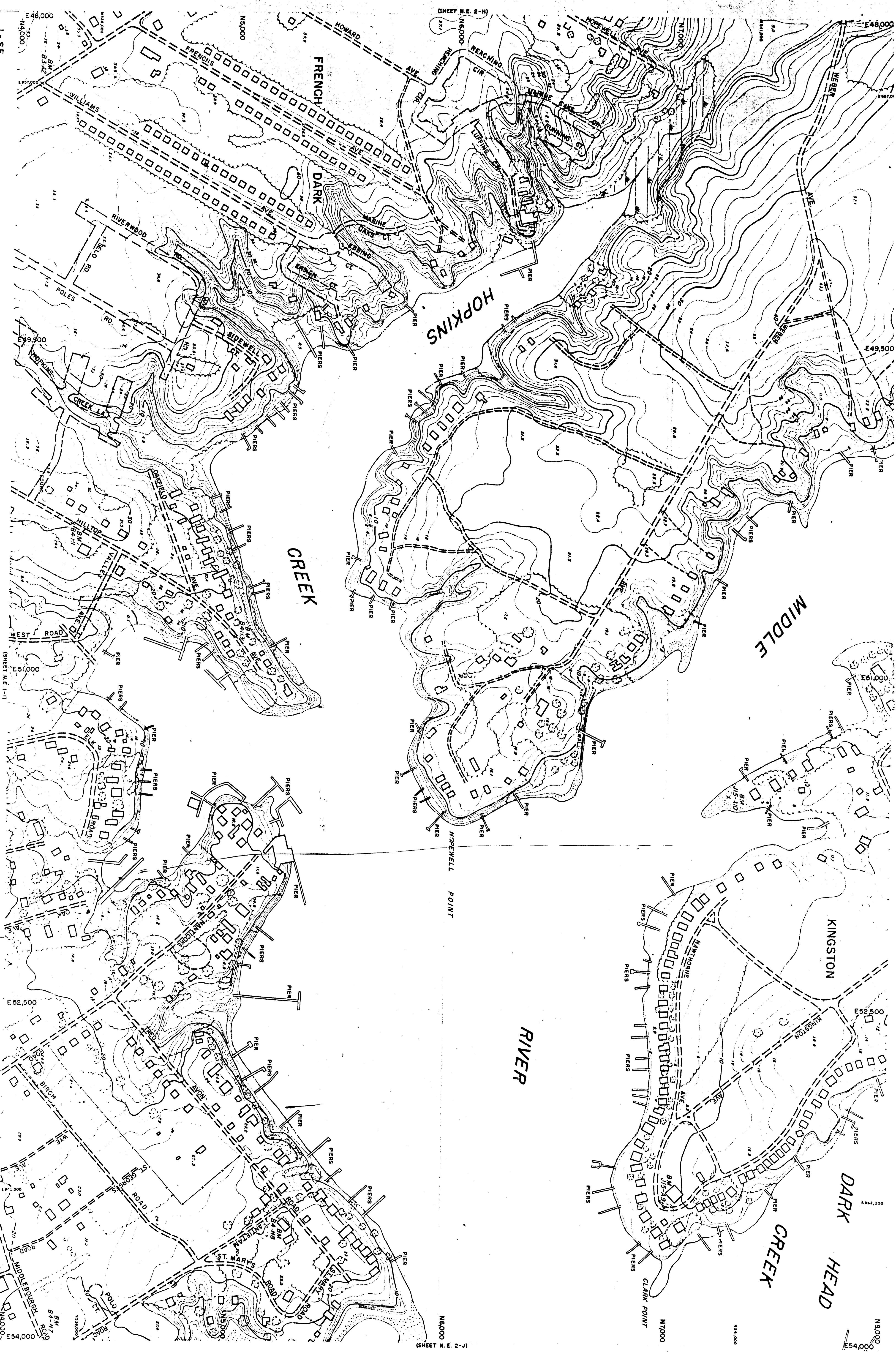
SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

MIDDLE RIVER

N.E.
2-1

91-392-A



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	DATE OF PHOTOGRAPHY DEC. 1954	LOCATION MIDDLE RIVER	SHEET N E 2-1
BY	DATE				
1	1954				

Topography Compiled By Photogrammetric Methods
AERIAL SURVEY CORP. LANSING, MICH.

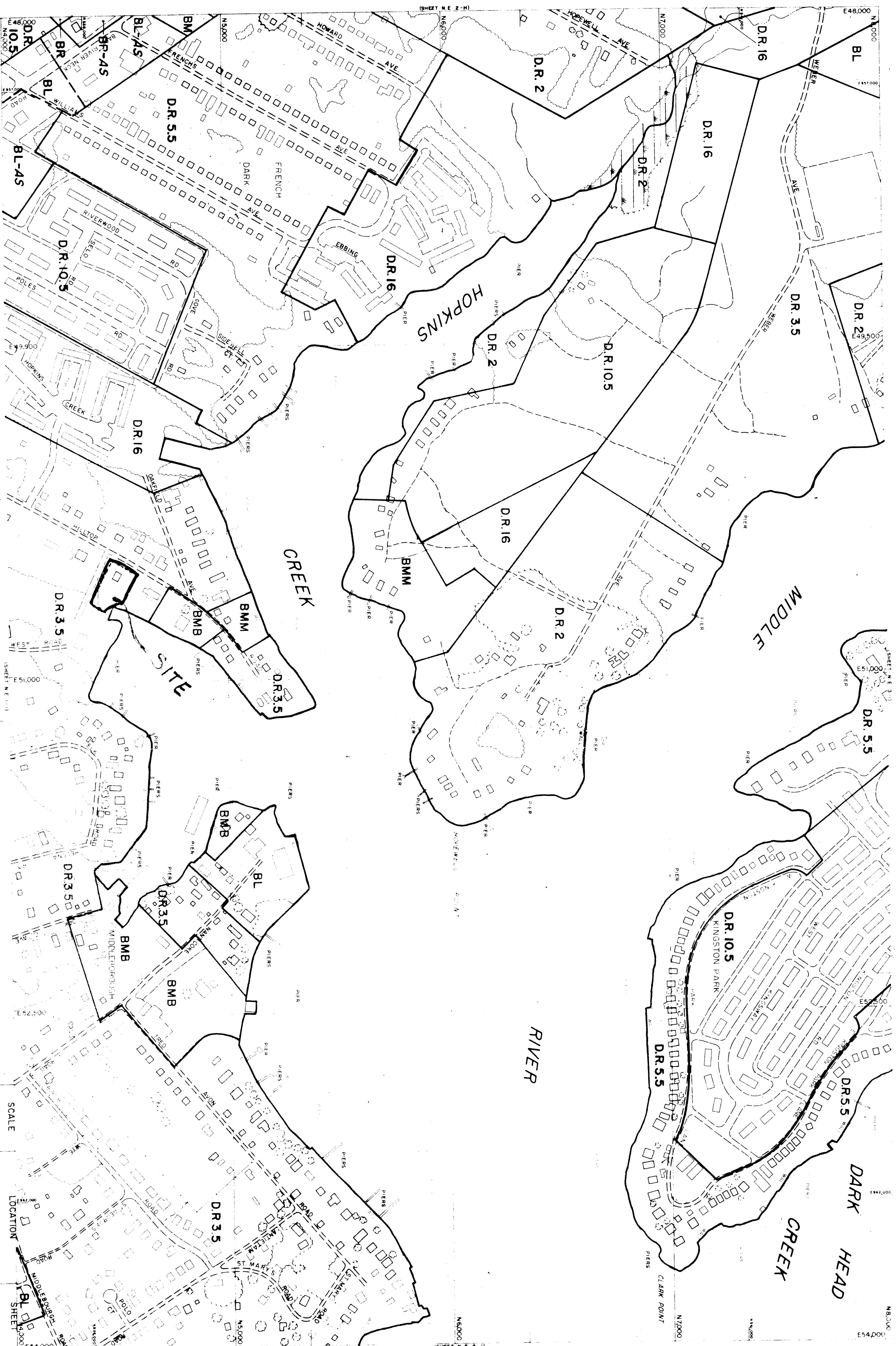
91-392-A
392

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE MD 21210

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE	LOCATION	SHEET
1" = 200'	MIDDLE RIVER	N E 2-1
DATE		

91-392-A



IN RE: PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
NEC Hilltop and Valley Avenue
1745 Hilltop Avenue

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY

15th Election District
5th Councilmanic District
Charles E. Huber, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Charles E. Huber and Jeanne Diane Huber, his wife, for that property known as 1745 Hilltop Avenue in the Hilltop Park subdivision of Baltimore County. The Petitioners herein seek a variance from Sections 400.1 & 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit two accessory structures in the third of the lot closest to a side street in lieu of the farthest removed, and to allow an accessory structure a height of 18 ft. in lieu of the maximum 15 ft. The subject property and requested relief is more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, 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 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 variance 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, photographs, 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

BCZR 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 Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of April, 1997 that the Petition for a Zoning Variance from Sections 400.1 & 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit two accessory structures in the third of the lot closest to a side street, in lieu of the farthest removed, and to allow an accessory structure a height of 18 ft., in lieu of the maximum 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The 24 x 24 covered picnic pavilion shall remain open on all four exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 9, 1997

Mr. and Mrs. Charles E. Huber
1745 Hilltop Avenue
Baltimore, Maryland 21221

RE: Petition for Administrative Variance
Case No. 97-392-A
Property: 1745 Hilltop Avenue

Dear Mr. and Mrs. Huber:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance
97-392-A
to the Zoning Commissioner of Baltimore County

for the property located at 1745 Hilltop Ave.
which is presently zoned D.R.3.5

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(s) 400.1 and 400.3 to allow two accessory structures in the third of the lot closest to a side street in lieu of the farthest removed and to allow an accessory structure a height of 18' in lieu of the maximum 15'. Our lot is primarily located on a steeply sloping hillside and this proposed location for the picnic pavilion with some extra storage space in the trussers is the only level accessible site available.

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.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City

State

Zip Code

Phone No.

City

State

Zip Code

Phone No.

City

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Zip Code

Phone No.

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Zip Code

Phone No.

Affidavit in support of 97-392-A
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 thereto.
That the Affiant(s) do/does presently reside at 1745 Hilltop Ave.

Baltimore Md. 21221

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: (please describe in detail)

Our lot is situated on a steeply sloping hillside. The proposed location for the picnic pavilion with extra storage space in the trussers for our large family is the least obtrusive & most level spot available on our property.

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.
Charles E. Huber
Jeanne D. Huber

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of MARCH, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CHARLES E. HUBER AND JEANNE D. HUBER

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 facts 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.

3-11-97

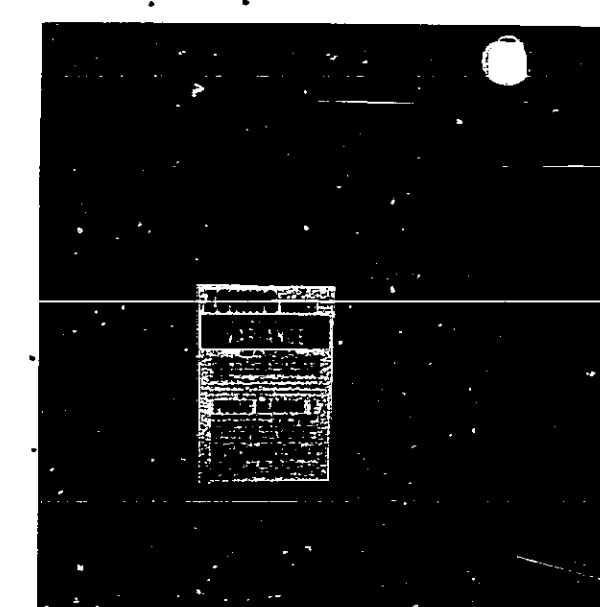
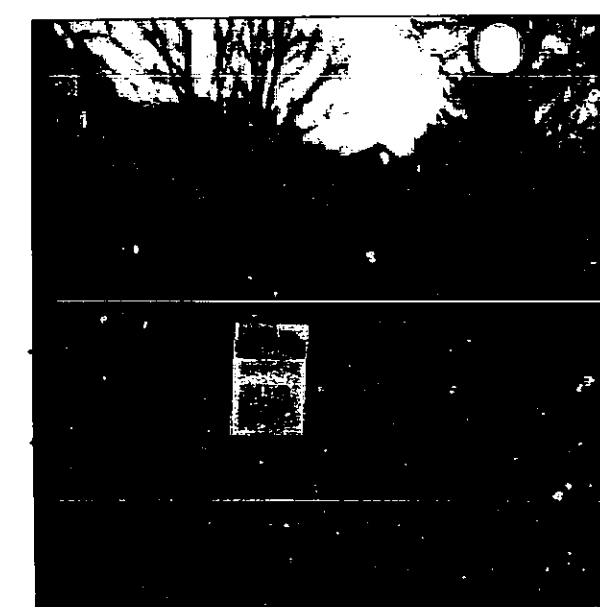
My Commission Expires: FEB 10, 1998

ZONING DESCRIPTION FOR 1745 HILLTOP AVE.

97-392-A
Beginning at a point on the Southeast side of Hilltop Ave which is 30 ft. wide at a distance of 15 ft. Northeast of the centerline of the nearest improved intersecting street, Valley Ave., which is 30 ft. wide. *Being Lot # 37/38, Block N/A, Section N/A, in the subdivision of Hilltop Park as recorded in Baltimore County Plat Book # 8, Folio # 32, containing 1.22 +/- Acs. Also known as 1745 Hilltop Ave. and located in the 15th Election District, 5th Councilmanic District.

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

No. 028715
DATE 14 MAR 97 ACCOUNT R-001-6150
392
AMOUNT \$ 56.00
RECEIVED FROM H. Huber
FOR 1745 Hilltop Ave
adw. 03APR9708AM1CHRC \$50.00
VALUATION OR SIGNATURE OF CASHIER
DATE 03APR9708AM1CHRC



CERTIFICATE OF POSTING

RE: Case No. 97-392-A

Petitioner/Developer:

CHARLES E. HUBER

Date of Hearing/Closing: 4/7/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1745 Hilltop Ave

The sign(s) were posted on 3/23/97
(Month, Day, Year)

Sincerely,

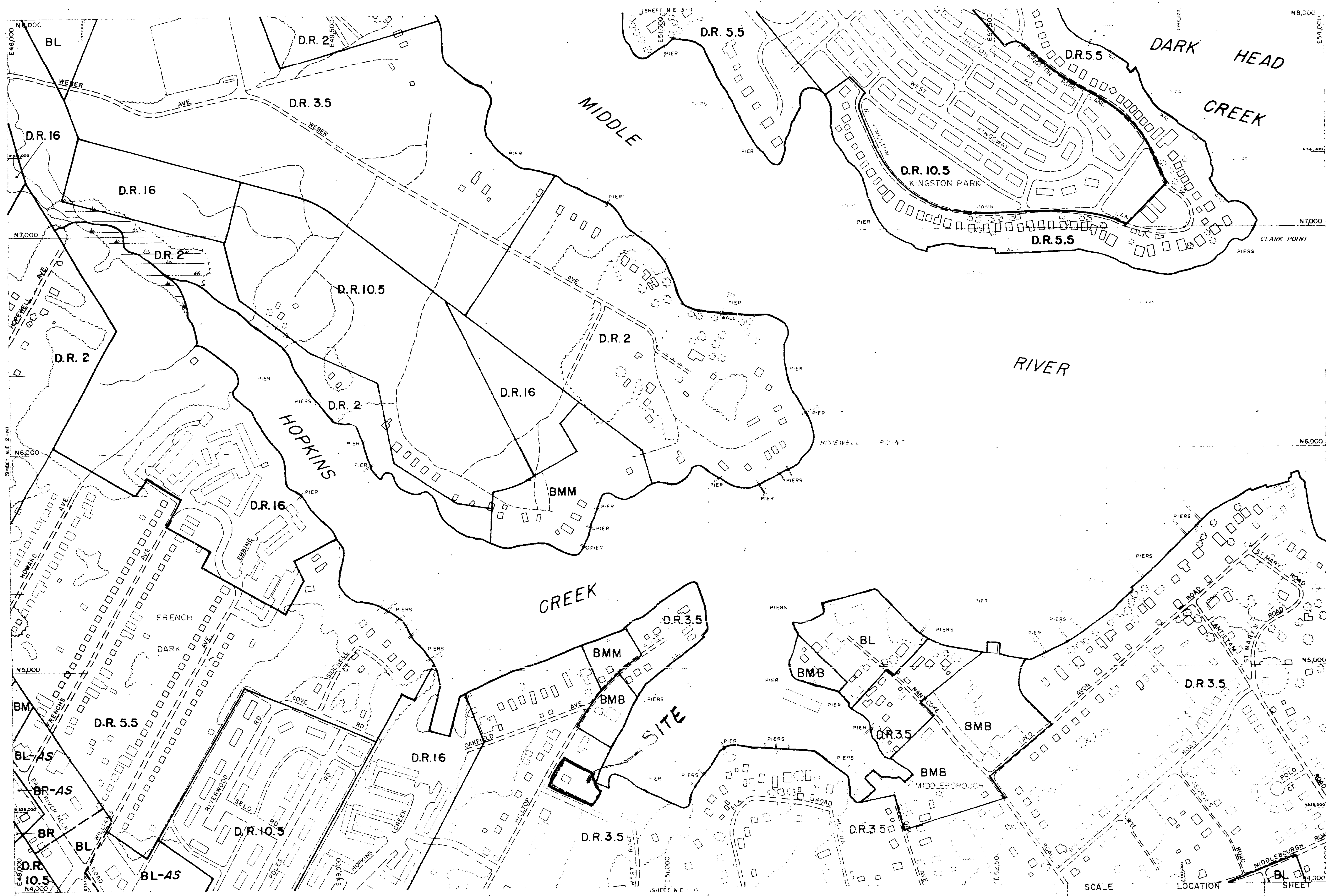
Richard E. Hoffmann
(Signature of Sign Poster and Date)

Richard E. Hoffmann
(Printed Name)

904 DELWOOD DR
(Address)

FALSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

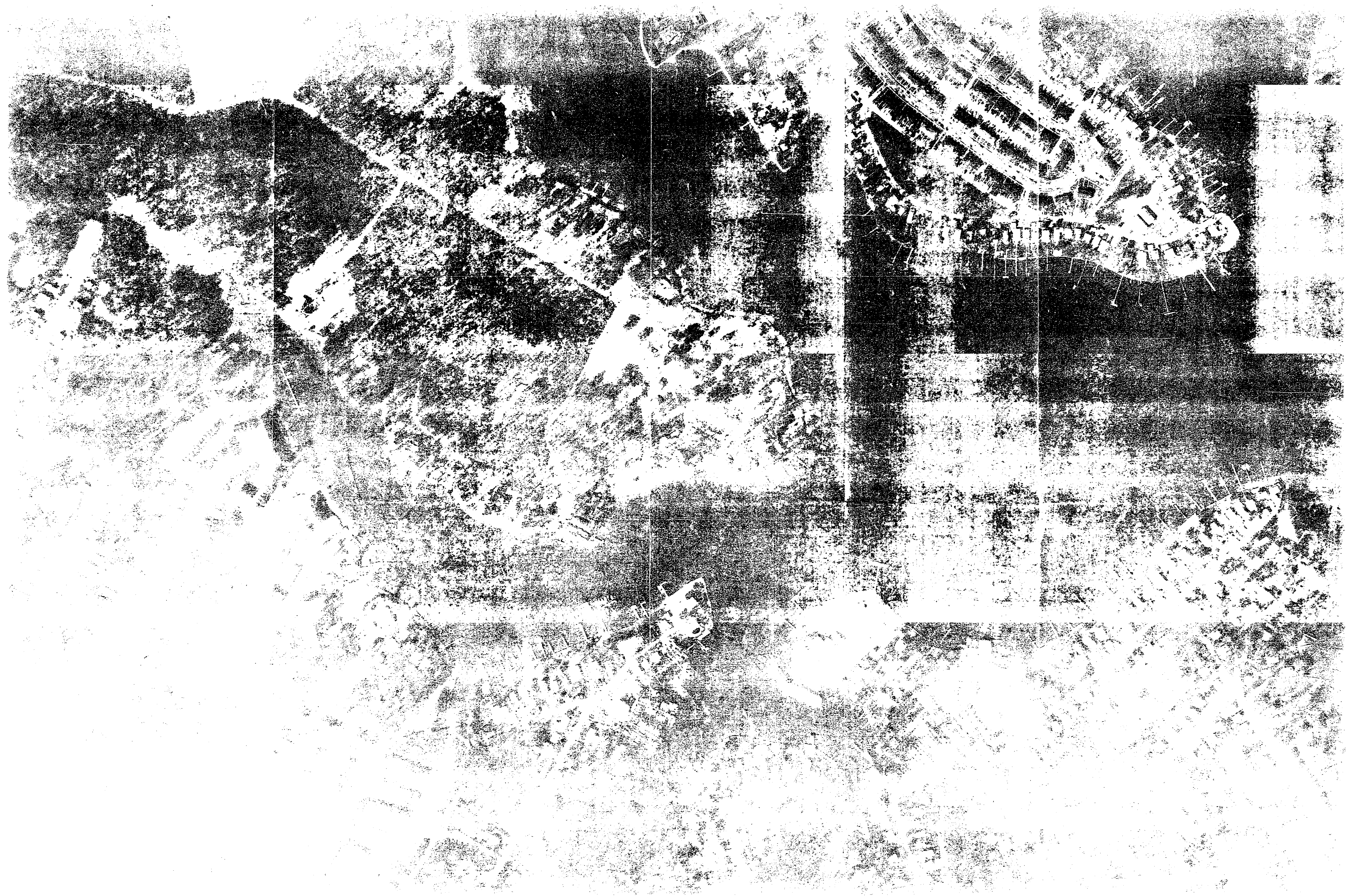
SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

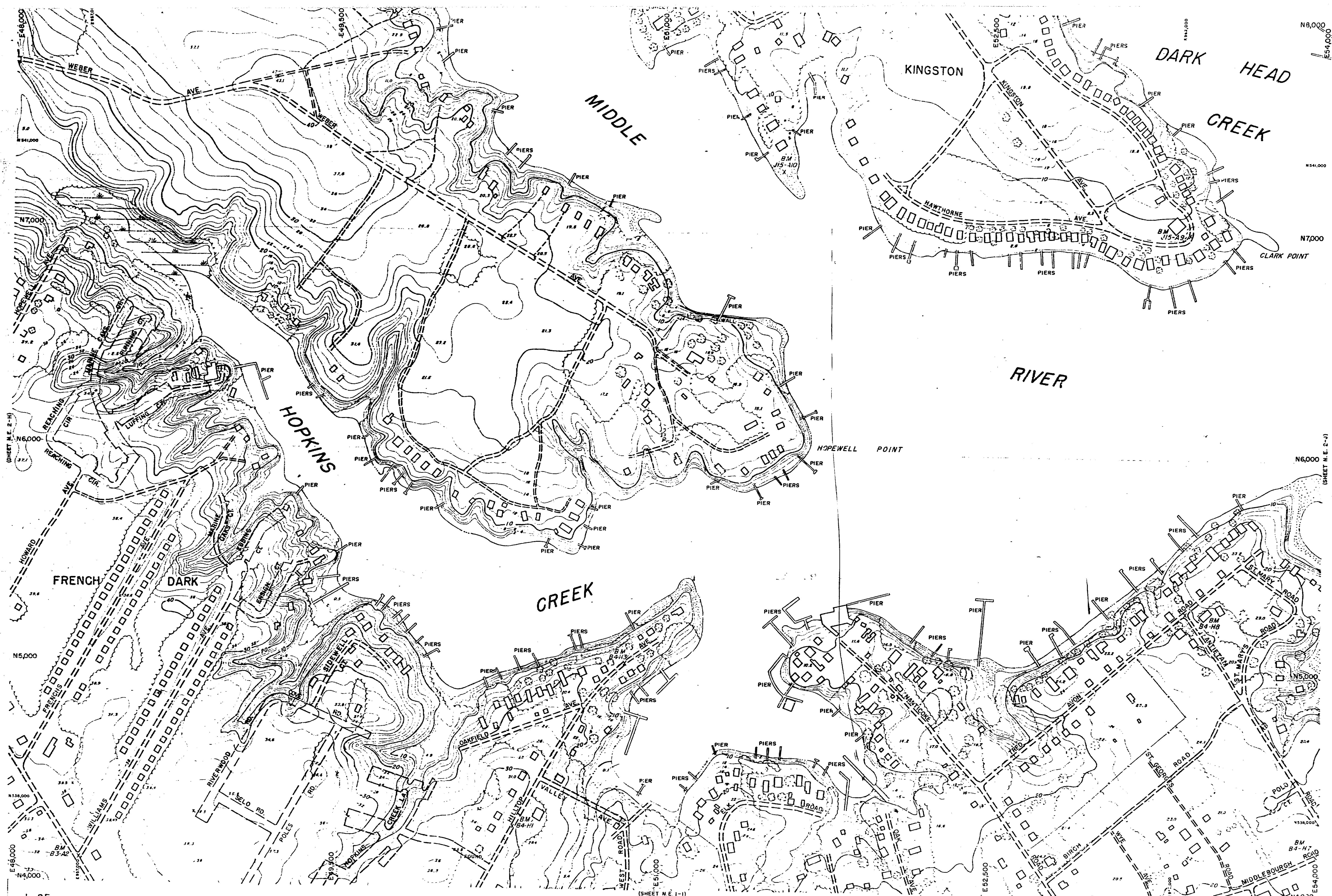
LOCATION
MIDDLE RIVER

SHEET
N E
2-1

91-392-A



97-392-A



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	MIDDLE RIVER	NE 2-1
		DATE OF PHOTOGRAPHY DEC. 1954		
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING MICH.				

97-392-A



Baltimore County
Department of Permits and
Development Management

97-392-A

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 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.: 392 Petitioner: Charles E. Huber

Location: 1745 Hilltop Ave.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Charles E. Huber

ADDRESS: 1745 Hilltop Ave.

Essex, Md. 21221

PHONE NUMBER: 410-780-7088 W-46-291-3135

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 23 Mar 97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No. 97-392-A

To Allow two accessory structures in the yard
Area closest to the side street; one with
a height of 18'

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
7 Apr 1997

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

97-392-A

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

March 21, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-392-A
1745 Hilltop Avenue
NEC Hilltop and Valley Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Charles Edward Huber and Jeanne Dianne Huber
Post by Date: 3/23/97
Closing Date: 4/7/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's 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.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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.

Cell John

Arnold Jablon
Director

cc: Charles and Jeanne Huber



Baltimore County
Department of Permits and
Development Management

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

April 1, 1997

Mr. and Mrs. Charles Huber
1745 Hilltop Avenue
Baltimore, MD 21221

RE: Item No.: 392
Case No.: 97-392-A
Petitioner: Charles Huber, et ux

Dear Mr. and Mrs. Huber:

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 March 13, 1997.

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.
Zoning Supervisor

WCR/re
Attachment(s)

12

Printed with Soybean Ink
on Recycled Paper

996
jw/eds

Printed with Soybean Ink
on Recycled Paper

Printed with Soybean Ink
on Recycled Paper

Attach original petition Due Date 4/1/97

To: Arnold L. Jablon

From: Robert A. Wirth

Subject: Zoning item #392

Huber 1745 Hilltop Avenue

Zoning Advisory Committee Meeting of March 24th

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

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X The two structures in question are located within the tidal buffer to Hopewell Creek and are already built. We recommend that the Zoning Commission condition variance approval to require relocation of these structures outside of the tidal buffer.

C: Mr. and Mrs. Charles Huber

jalon.doc



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 3-21-97
Item No. 392 CAM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

R. J. Hurdle
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 24, 1997

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

SUBJECT: 920 Ingleside Avenue

INFORMATION:

Item Number: 392

Petitioner: Shell Oil Company

Property Size:

Zoning: BH-CT

Requested Action: Special Hearing

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

This office recently approved a requested "more in keeping" plan for the subject site. Staff supports the applicant's request because the proposed improvements will revitalize this existing service station.

Prepared by: Jeffrey M. Long

Division Chief: Cheryl L. Kerns

AFK/JL:rdn

ITEM393/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 21, 1997

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. 378, 380, 381, 382, 383, 385, 386, 391, and 392

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 M. Long

Division Chief: Cheryl L. Kerns

FK/JL

ITEM378/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: March 31, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for March 31, 1997
Item No. 392

The Development Plans Review Division has reviewed the subject zoning item.

The property to be developed is located adjacent to Tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

RWB:HJO:cab

cc: File

ZONE331.392

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

March 31, 1997

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 March 24, 1997

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:
380, 381, 382, 384, 385, 386, 387, 388, 389, 390, 391, 392

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 897-4881, MS-1102F
cc: File

PETITION PROBLEMS

97-392-A

#388 --- JLL

1. Sign form is incomplete/incorrect.
2. No practical difficulty or hardship on petition form.
3. No description on folder.
4. No zoning on folder.
5. No acreage on folder.
6. No election district on folder.
7. No councilmanic district on folder.

#389 --- JLL

1. Sign form is incomplete/incorrect.
2. No practical difficulty or hardship on petition form.

#390 --- MJK

1. Sign form is incomplete/incorrect.
2. No telephone number for legal owner.

#391 --- CAM

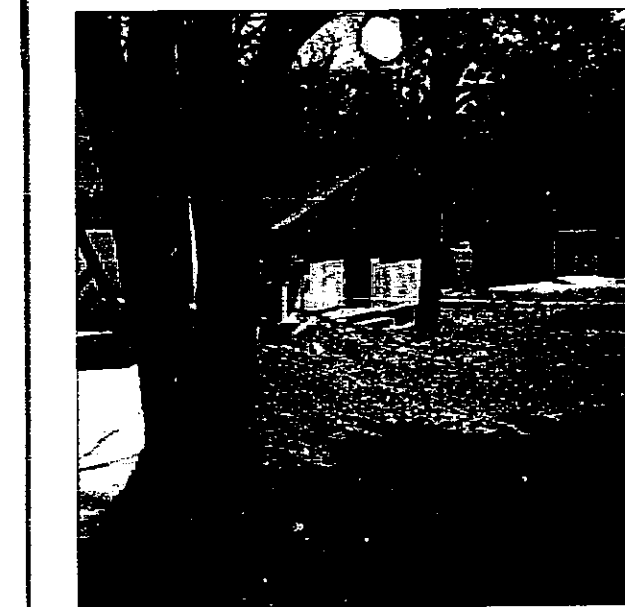
1. No review information on bottom of petition form.
2. Area listed on folder - acres, square feet, what?

#392 --- CAM

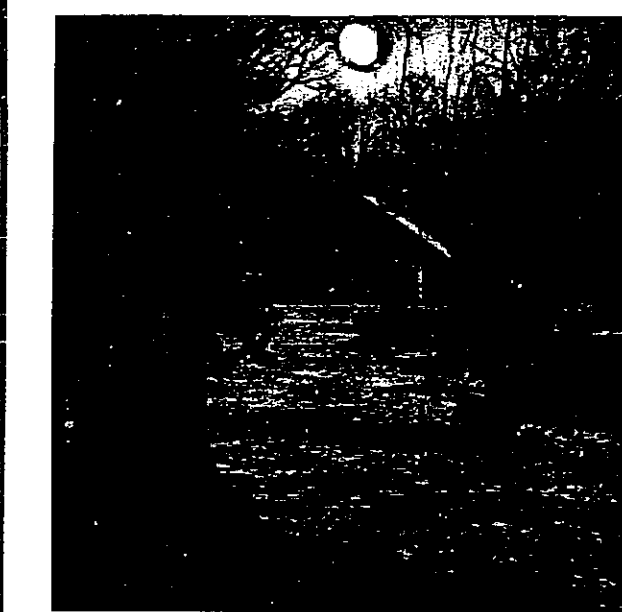
1. No review information on bottom of petition form.

#394 --- JLL

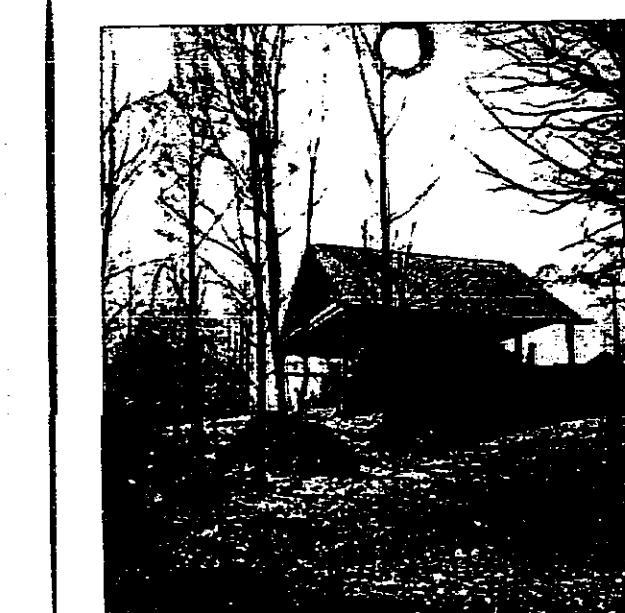
1. Sign form is incomplete/incorrect.



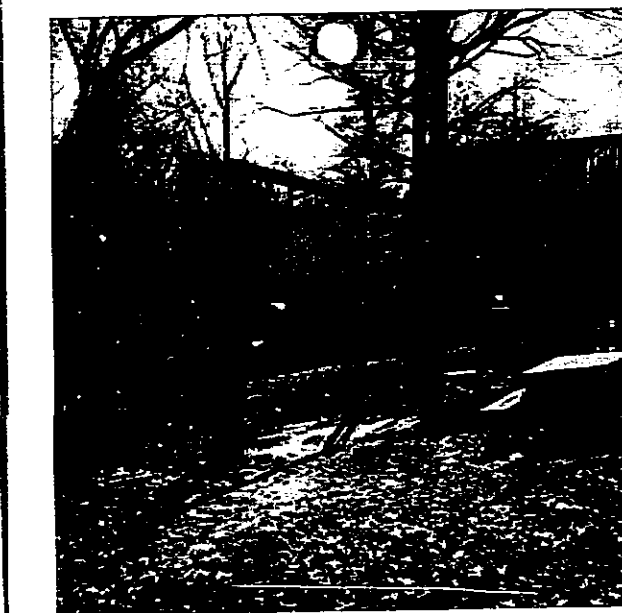
97-392-A



97-392-A

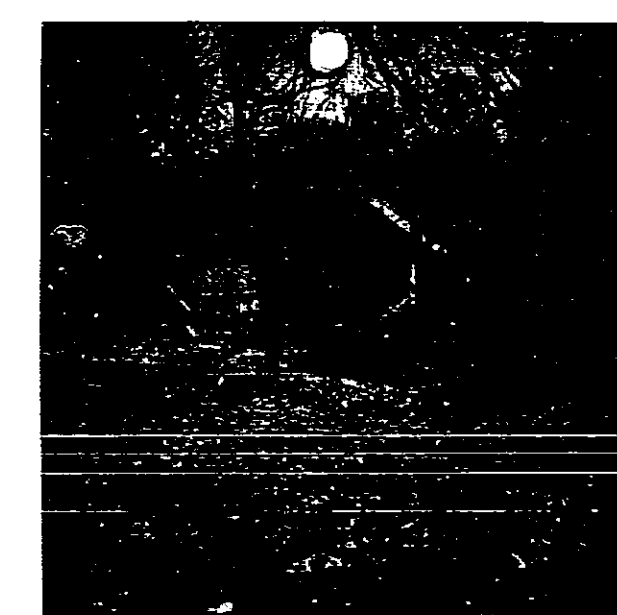


97-392-A

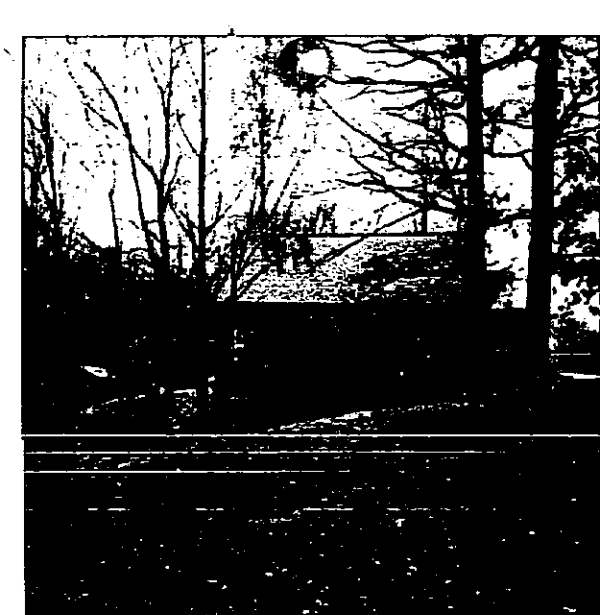


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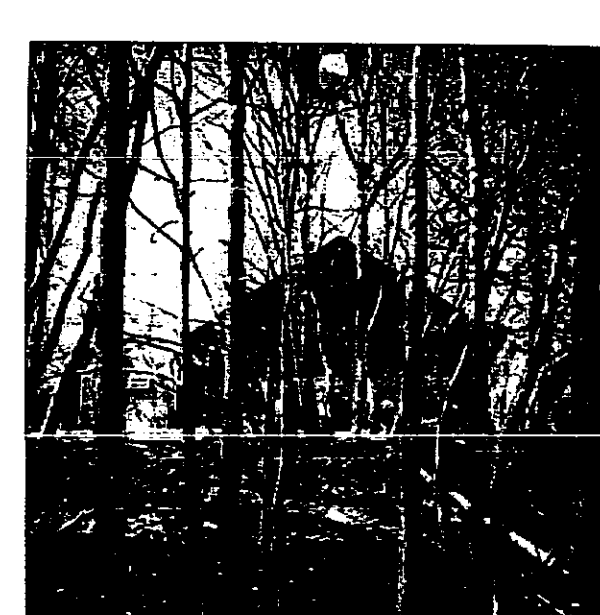
3/19/97



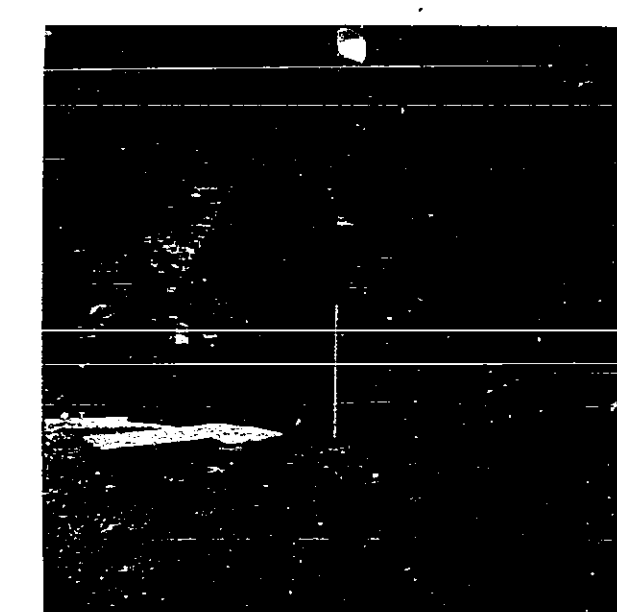
97-392-A



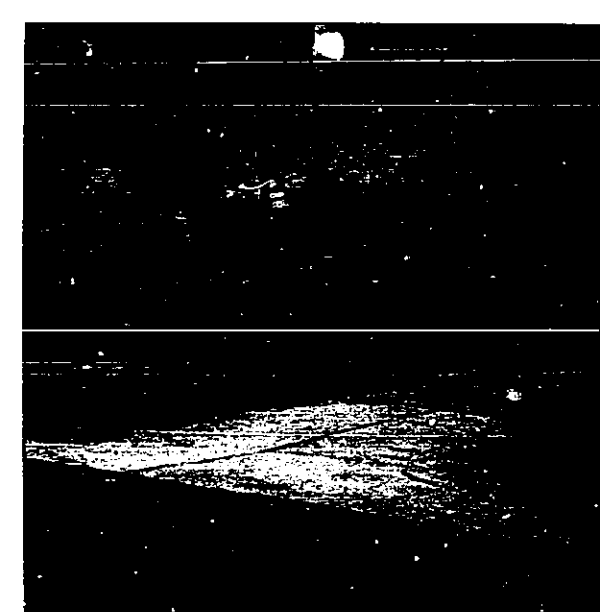
97-392-A



97-392-A



97-392-A
SHED NOT PERMANENT
(Not shown on plans to remain)



97-392-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1745 HILLTOP AVE.

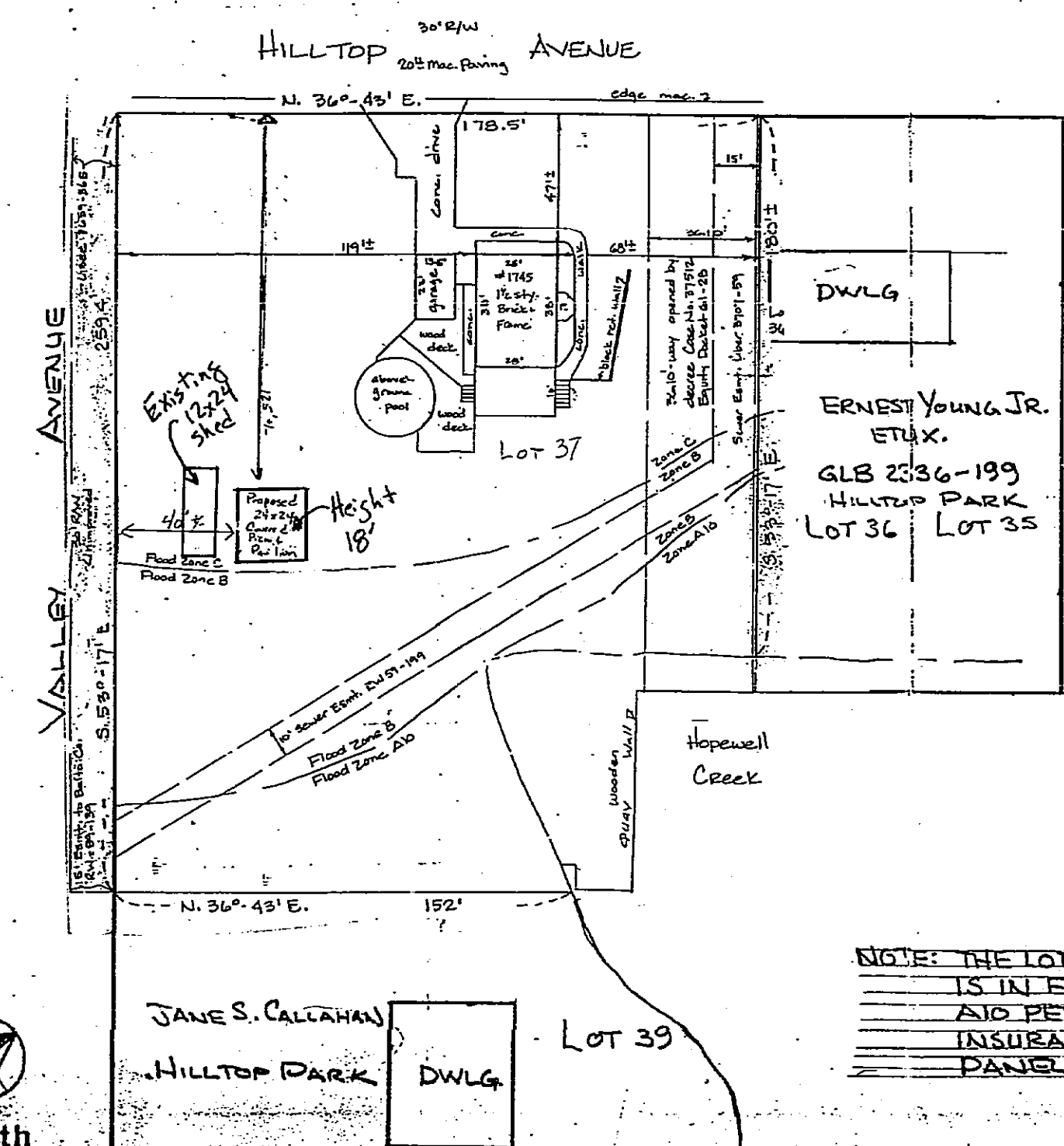
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: HILLTOP PARK

plat book # 32, lot # 37/38 section #

OWNER: CHARLES E. & JEANNE D. HUBER

97-392-A



North

date: 3/7/97

prepared by: CHARLES E. HUBER

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

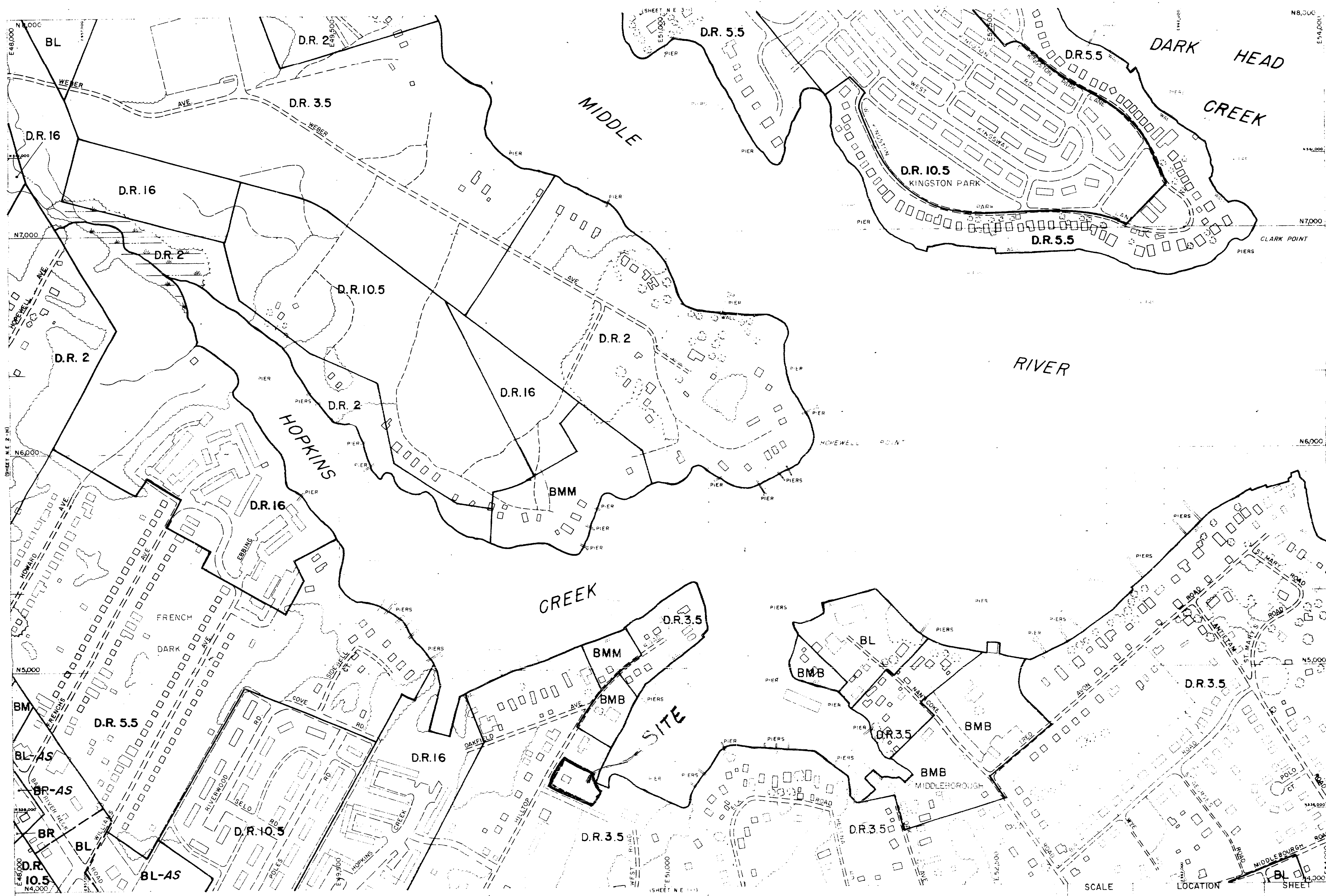
Election District: 15
Councilmanic District: 5
1"=200' scale map#: NE 2 I
Zoning: D.R. 3.5
Lot size: 1.22 ±
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

392



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

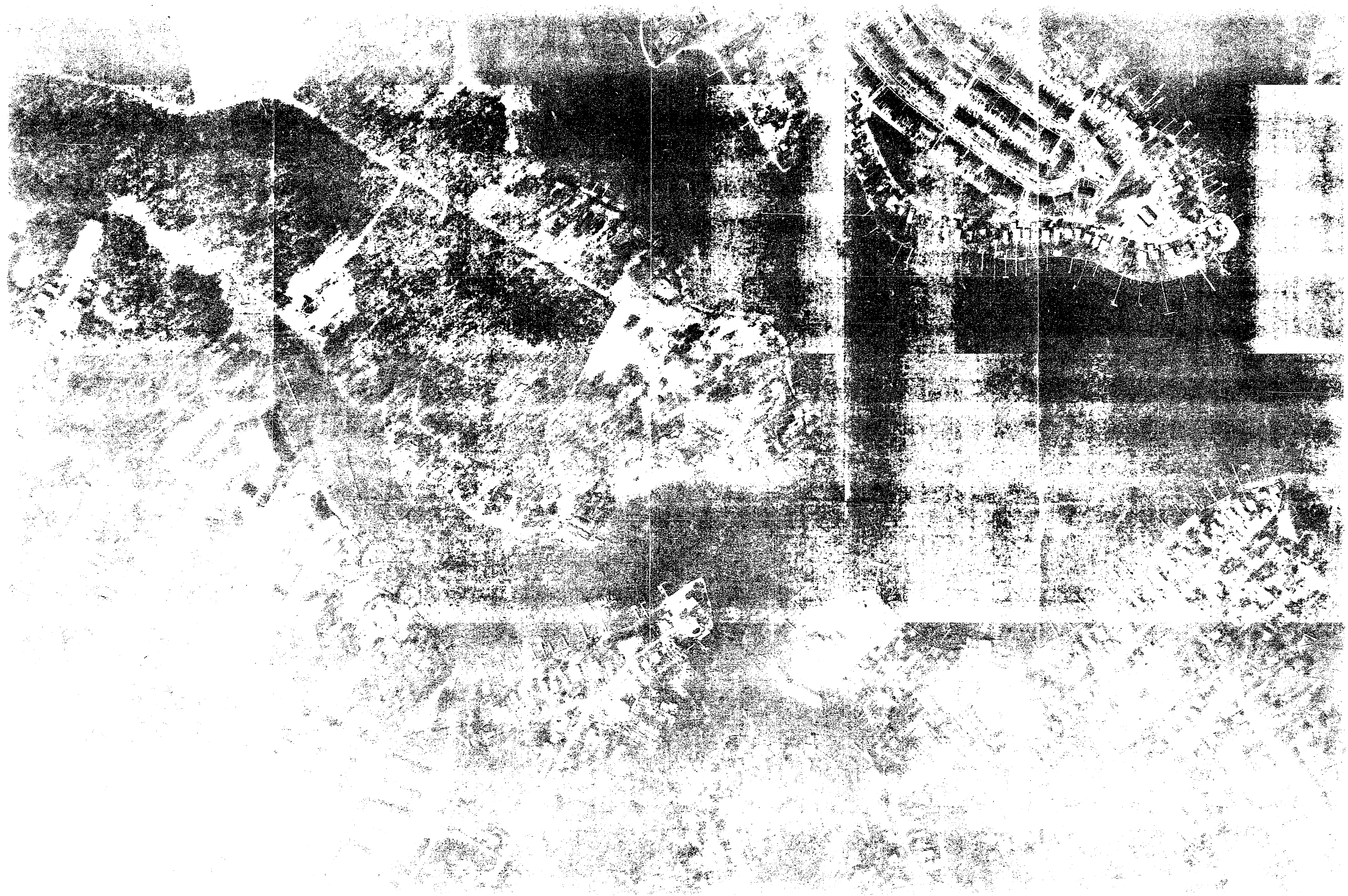
SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

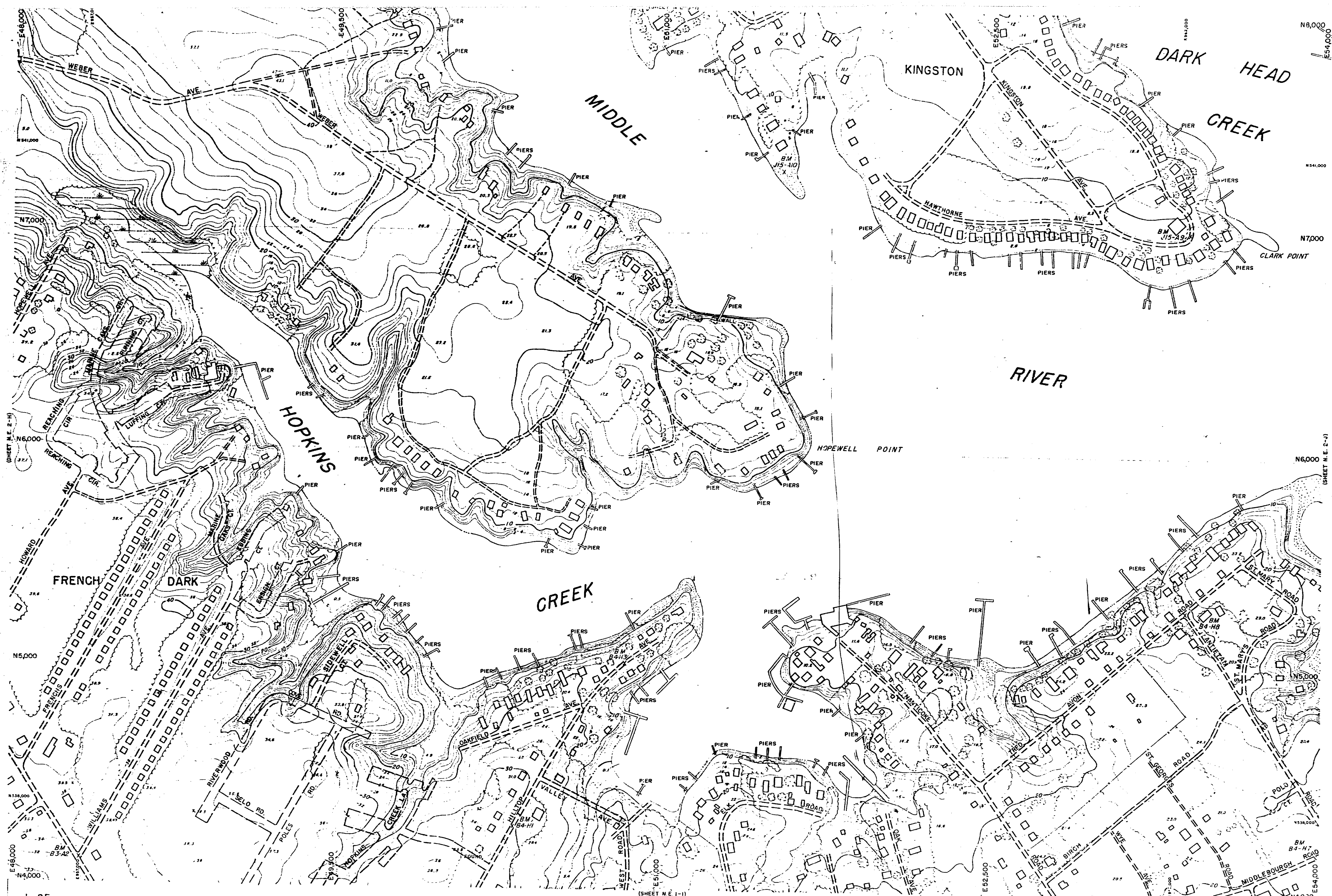
LOCATION
MIDDLE RIVER

SHEET
1 OF 2

91-392-A



97-392-A



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	MIDDLE RIVER	NE 2-1
		DATE OF PHOTOGRAPHY DEC. 1954		
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING MICH.				

97-392-A

IN RE: PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
NEC Hilltop and Valley Avenue
1745 Hilltop Avenue

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY

15th Election District
5th Councilmanic District
Charles E. Huber, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Charles E. Huber and Jeanne Diane Huber, his wife, for that property known as 1745 Hilltop Avenue in the Hilltop Park subdivision of Baltimore County. The Petitioners herein seek a variance from Sections 400.1 & 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit two accessory structures in the third of the lot closest to a side street in lieu of the farthest removed, and to allow an accessory structure a height of 18 ft. in lieu of the maximum 15 ft. The subject property and requested relief is more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, 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 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 variance 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, photographs, 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

BCZR 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 Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of April, 1997 that the Petition for a Zoning Variance from Sections 400.1 & 400.3 of the Baltimore County Zoning Regulations (BCZR) to permit two accessory structures in the third of the lot closest to a side street, in lieu of the farthest removed, and to allow an accessory structure a height of 18 ft., in lieu of the maximum 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The 24 x 24 covered picnic pavilion shall remain open on all four exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 9, 1997

Mr. and Mrs. Charles E. Huber
1745 Hilltop Avenue
Baltimore, Maryland 21221

RE: Petition for Administrative Variance
Case No. 97-392-A
Property: 1745 Hilltop Avenue

Dear Mr. and Mrs. Huber:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance
97-392-A
to the Zoning Commissioner of Baltimore County

for the property located at 1745 Hilltop Ave.
which is presently zoned D.R.3.5

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(s) 400.1 and 400.3 to allow two accessory structures in the third of the lot closest to a side street in lieu of the farthest removed and to allow an accessory structure a height of 18' in lieu of the maximum 15'. Our lot is primarily located on a steeply sloping hillside and this proposed location for the picnic pavilion with some extra storage space in the trussers is the only level accessible site available.

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.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City

Acres

(Type or Print Name)

Signature

Address

City

State

Zip

Phone

Estimated Posting Date

When its contents are stated and affirmed, under the penalties of perjury, that they are the legal owners of the property which is the subject of this Petition.

Legal Owner(s):

Charles E. Huber

Jeanne D. Huber

1745 Hilltop Ave. 410-780-7888

Baltimore Md. 21221

Charles E. Huber

Same as above 410-291-3135

A Public Hearing having been requested and/or found to be required, it is ordered, that the Zoning Commissioner of Baltimore County, this day of April, 1997, at Baltimore, Maryland, do hereby certify that the subject matter of this petition has been heard and considered, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Item # 392

Affidavit in support of 97-392-A
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 thereto.

That the Affiant(s) do/does presently reside at 1745 Hilltop Ave.

Baltimore Md. 21221

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: (please describe in detail)

Our lot is situated on a steeply sloping hillside. The proposed location for the picnic pavilion with extra storage space in the trussers for our large family is the least obtrusive & most level spot available on our property.

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.

Charles E. Huber
Jeanne D. Huber

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of MARCH, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CHARLES E. HUBER AND JEANNE D. HUBER

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 contents 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.

3-11-97

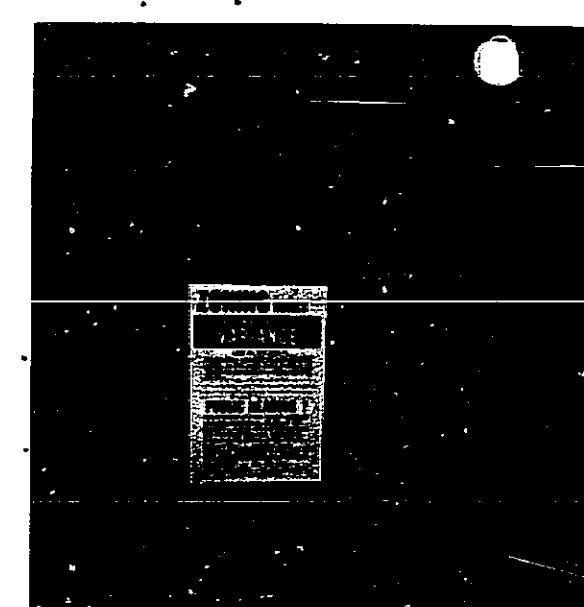
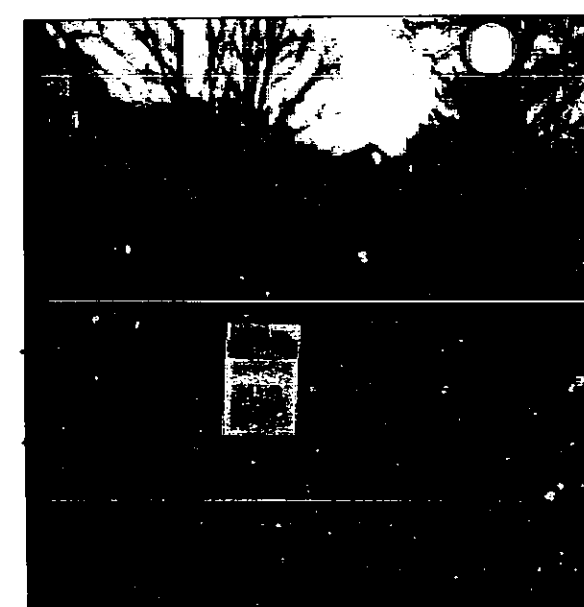
My Commission Expires: FEB 10, 1998

ZONING DESCRIPTION FOR 1745 HILLTOP AVE.

Beginning at a point on the Southeast side of Hilltop Ave which is 30 ft. wide at a distance of 15 ft. Northeast of the centerline of the nearest improved intersecting street, Valley Ave., which is 30 ft. wide. *Being Lot # 37/38, Block N/A, Section N/A, in the subdivision of Hilltop Park as recorded in Baltimore County Plat Book # 8, Folio # 32, containing 1.22 +/- Acs. Also known as 1745 Hilltop Ave. and located in the 15th Election District, 5th Councilmanic District.

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

No. 028715
DATE 14 MAR 97 ACCOUNT R-001-6150
392
AMOUNT \$ 56.00
RECEIVED FROM H. Huber
FOR 1745 Hilltop Ave
adw. 03APR1998MICHR
VALUATION OR SIGNATURE OF CASHIER \$50.00



CERTIFICATE OF POSTING

RE: Case No. 97-392-A

Petitioner/Developer:

CHARLES E. HUBER

Date of Hearing/Closing: 4/7/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1745 Hilltop Ave

The sign(s) were posted on 3/23/97
(Month, Day, Year)

Sincerely,

Richard E. Hoffmann

(Signature of Sign Poster and Date)

Richard E. Hoffmann

(Printed Name)

904 DELWOOD DR

(Address)

FALSTON, MD 21047

(City, State, Zip Code)

(410) 879-3122

(Telephone Number)



Baltimore County
Department of Permits and
Development Management

97-392-A

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.: 392 Petitioner: Charles E. Huber

Location: 1745 Hilltop Ave.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Charles E. Huber

ADDRESS: 1745 Hilltop Ave.

Essex, Md. 21221

PHONE NUMBER: 410-780-7088 W-46-291-3135

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 23 Mar 97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No. 97-392-A

To Allow two accessory structures in the yard
Area closest to the side street; one with
a height of 18'

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
7 Apr 1997

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

97-392-A

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

March 21, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-392-A
1745 Hilltop Avenue
NEC Hilltop and Valley Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Charles Edward Huber and Jeanne Dianne Huber
Post by Date: 3/23/97
Closing Date: 4/7/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's 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.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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.

Cell John

Arnold Jablon
Director

cc: Charles and Jeanne Huber



Baltimore County
Department of Permits and
Development Management

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

April 1, 1997

Mr. and Mrs. Charles Huber
1745 Hilltop Avenue
Baltimore, MD 21221

RE: Item No.: 392
Case No.: 97-392-A
Petitioner: Charles Huber, et ux

Dear Mr. and Mrs. Huber:

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 March 13, 1997.

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.
Zoning Supervisor

WCR/re
Attachment(s)

12

Printed with Soybean Ink
on Recycled Paper

996
jw/eds

Printed with Soybean Ink
on Recycled Paper

Printed with Soybean Ink
on Recycled Paper

Attach original petition Due Date 4/1/97

To: Arnold L. Jablon

From: Robert A. Wirth

Subject: Zoning item #392

Huber 1745 Hilltop Avenue

Zoning Advisory Committee Meeting of March 24th

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

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X The two structures in question are located within the tidal buffer to Hopewell Creek and are already built. We recommend that the Zoning Commission condition variance approval to require relocation of these structures outside of the tidal buffer.

C: Mr. and Mrs. Charles Huber

jalon.doc



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 3-21-97
Item No. 392 CAM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

R. J. Hurdle
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 24, 1997

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

SUBJECT: 920 Ingleside Avenue

INFORMATION:

Item Number: 392

Petitioner: Shell Oil Company

Property Size:

Zoning: BH-CT

Requested Action: Special Hearing

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

This office recently approved a requested "more in keeping" plan for the subject site. Staff supports the applicant's request because the proposed improvements will revitalize this existing service station.

Prepared by: Jeffrey M. Long

Division Chief: Cheryl L. Kerns

AFK/JL:rdn

ITEM393/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 21, 1997

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. 378, 380, 381, 382, 383, 385, 386, 391, and 392

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 M. Long

Division Chief: Cheryl L. Kerns

FK/JL

ITEM378/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: March 31, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for March 31, 1997
Item No. 392

The Development Plans Review Division has reviewed the subject zoning item.

The property to be developed is located adjacent to Tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

RWB:HJO:cab

cc: File

ZONE331.392

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

March 31, 1997

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 March 24, 1997

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:
380, 381, 382, 384, 385, 386, 387, 388, 389, 390, 391, 392

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 897-4881, MS-1102F
cc: File

PETITION PROBLEMS

97-392-A

#388 --- JLL

1. Sign form is incomplete/incorrect.
2. No practical difficulty or hardship on petition form.
3. No description on folder.
4. No zoning on folder.
5. No acreage on folder.
6. No election district on folder.
7. No councilmanic district on folder.

#389 --- JLL

1. Sign form is incomplete/incorrect.
2. No practical difficulty or hardship on petition form.

#390 --- MJK

1. Sign form is incomplete/incorrect.
2. No telephone number for legal owner.

#391 --- CAM

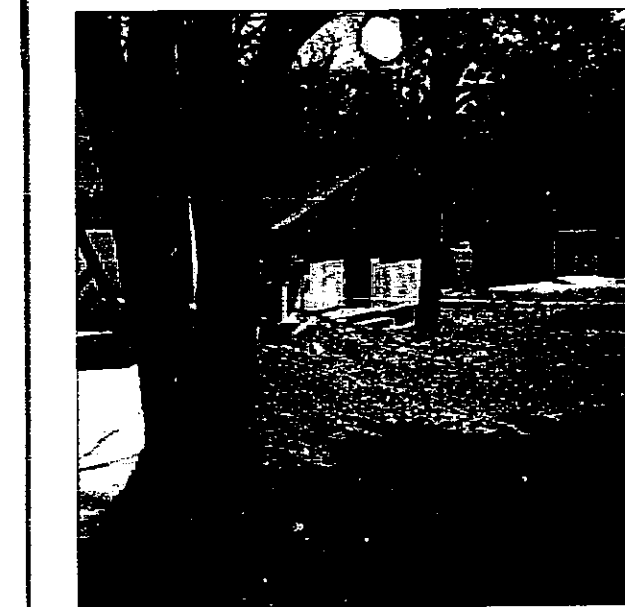
1. No review information on bottom of petition form.
2. Area listed on folder - acres, square feet, what?

#392 --- CAM

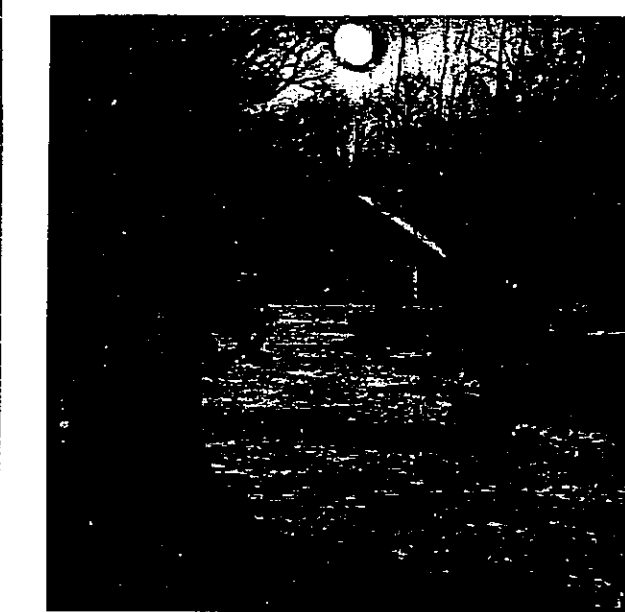
1. No review information on bottom of petition form.

#394 --- JLL

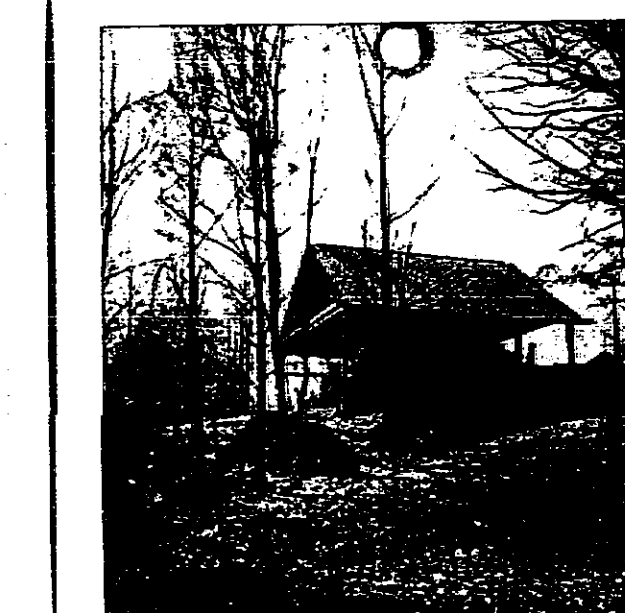
1. Sign form is incomplete/incorrect.



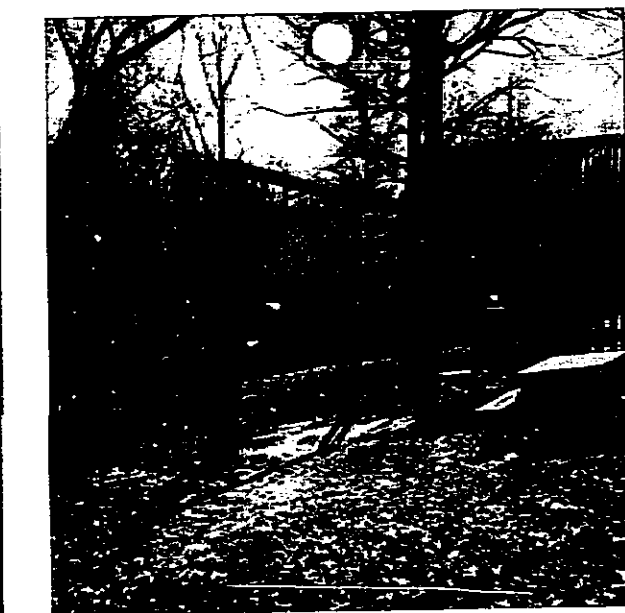
97-392-A



97-392-A

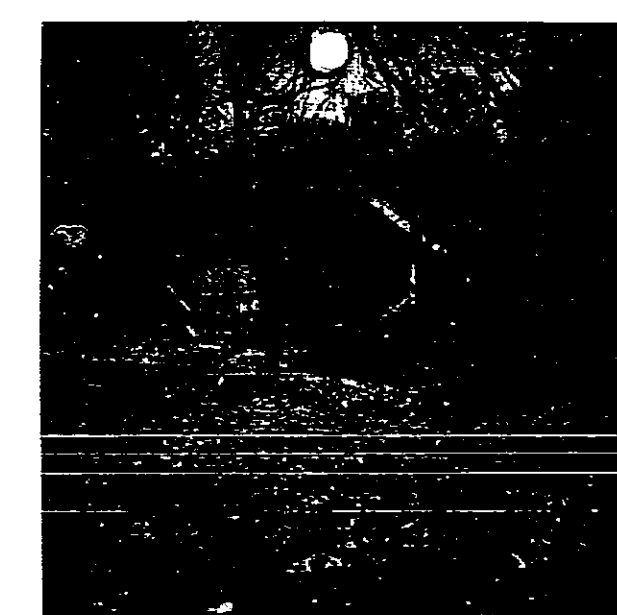


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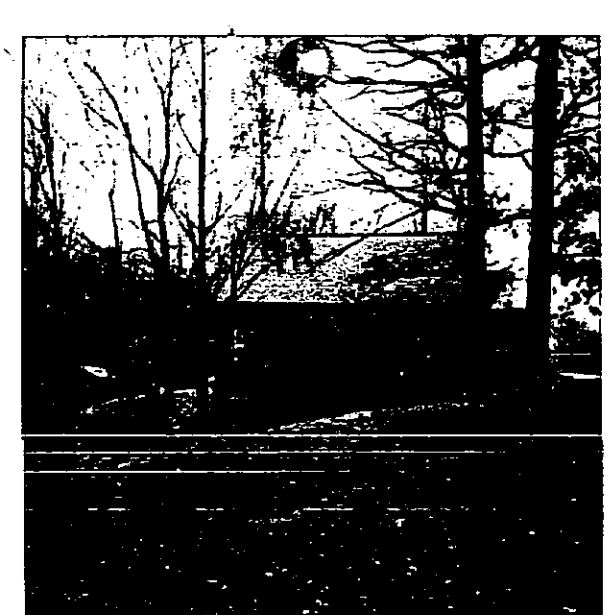


97-392-A

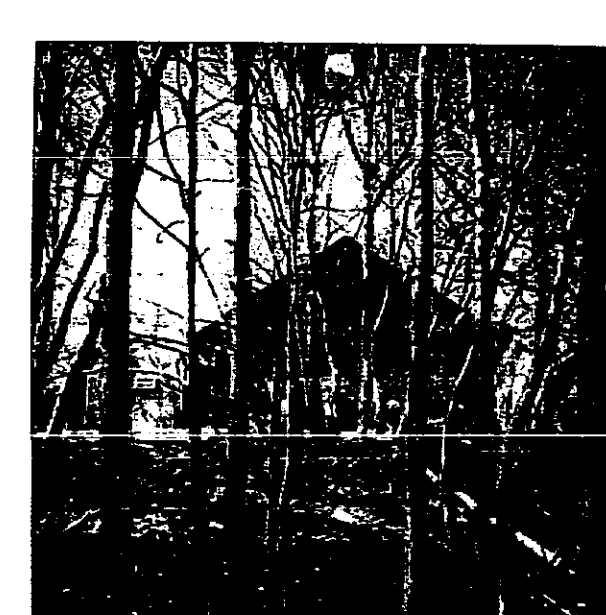
3/19/97



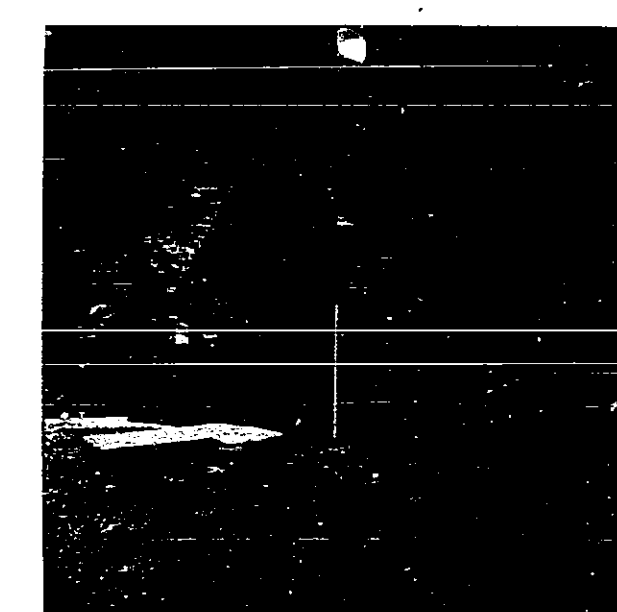
97-392-A



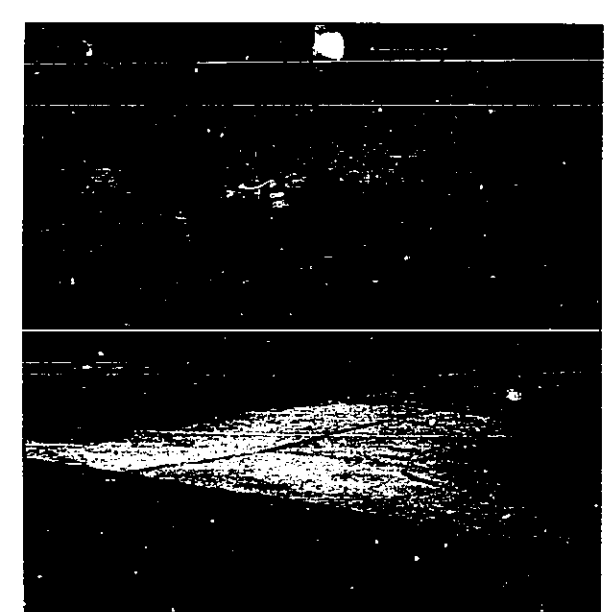
97-392-A



97-392-A



97-392-A
SHED NOT PERMANENT
(Not shown on plans to remain)



97-392-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1745 HILLTOP AVE.

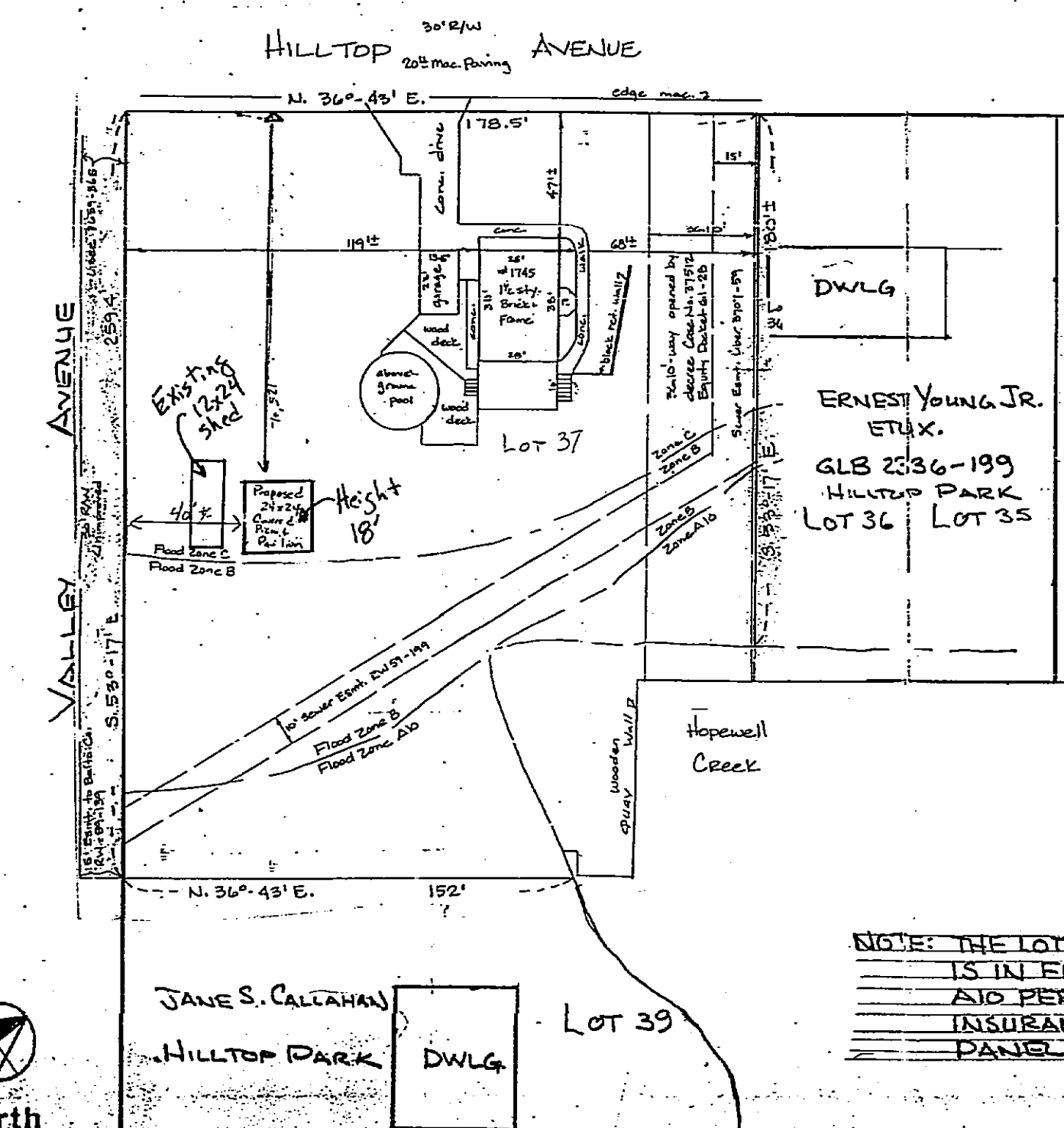
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: HILLTOP PARK

plat book # 32, lot # 37/38 section #

OWNER: CHARLES E. & JEANNE D. HUBER

97-392-A



North

date: 3/7/97

prepared by: CHARLES E. HUBER

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 15
Councilmanic District: 5
1"=200' scale map#: NE 2 I
Zoning: D.R. 3.5
Lot size: 1.22 ±
acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

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