

IN RE: PETITION FOR ADMIN. VARIANCE

S/S of Bramarr Avenue, 0' W
of centerline of Arapahoe Avenue
1st Election District
1st Councilmanic District
(2418 Bramarr Avenue)

Perry B. & Deborah L. SeBour
& Betty L. Boland
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-085-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Perry B. & Deborah L. SeBour, property owners, for that property known as 2418 Bramarr Avenue in the Catonsville area of Baltimore County. The Petitioners herein seek a variance from Sections III ("A" Residential Zone) and C.3 (1945-1953 Regs.) to permit a corner lot sideyard setback of 6 ft. (for a proposed addition) in lieu of the required 15 ft. and from Section III C.2 to permit a front yard setback of 22 ft. in lieu of the required 25 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORDER RECEIVED FOR FILING
Date 10/17/99
By R. Johnson

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of October, 1999 that a variance from Sections III ("A" Residential Zone) and C.3 (1945-1953 Regs.) to permit a corner lot sideyard setback of 6 ft. (for a proposed addition) in lieu of the required 15 ft. and from Section III C.2 to permit a front yard setback of 22 ft. in lieu of the required 25 f., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 10/7/99
By R. Jameson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October ⁷/₆, 1999

Mr. & Mrs. Perry B. SeBour
Ms. Betty L. Boland
2418 Bramarr Avenue
Baltimore, Maryland 21228

Re: Petition for Administrative Variance
Case No. 00-085-SPH
Property: 2418 Bramarr Avenue

Dear Mr. & Mrs. SeBour and Ms. Boland:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 from 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2418 Bramarr Ave
which is presently zoned DR-1

This Petition shall be filed with the Department of Permits and 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) III ("A" RESIDENCE ZONE) C. 3 (1945 TO 53 RES)
To PERMIT A CORNER LOT SIDE YARD SETBACK ~~ADDITION~~ OF 6 FT. (FOR A PROPOSED ADDITION) IN LIEU OF THE REQUIRED 15 FT. AND III C. 2. TO PERMIT A FRONT YARD SETBACK OF 22 FT. IN LIEU OF THE REQUIRED 25 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Perry B. SeBour / Deborah L. SeBour
Name - Type or Print _____
Perry B. SeBour / Deborah L. SeBour
Signature _____
Betty L. Boland
Name - Type or Print _____
Betty L. Boland
Signature _____ 410 480-0716 (H)
2418 Bramarr Ave 410 750-2919 (W)
Address _____ Telephone No. _____
Baltimore Maryland 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-85-A

REU 9/15/98

Reviewed By JL Date 8/26/99

Estimated Posting Date 9/5/99

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 2418 Bramarr Ave
Address
Baltimore Md. 21228
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):

We, Deborah and Perry SeBour and Betty Boland are requesting a sideyard setback variance of 6' feet + or -.
We have lived together at this address since 1983, we are all on the deed for this property. DLS DLS.
We wish to build a first floor level addition with a basement level garage.
We want my mom, Betty Boland to have her bedroom and bathroom on the first floor level, along with a sewing room and some storage area. This will eliminate the problem of having to go up and down the stairs as she ages.
Also, since 1983, our family has grown and we now have three children. The house has three bedrooms on the 2nd level and two make shift bedrooms in the basement. Our house is very cut up inside and we have no storage space. We need extra space so everyone can have their own bedroom, and we need some family fun space.
The addition will allow us to open up the existing house and make it more comfortable for all of us.
We can't afford to upgrade to a newer, larger house, and we really had never planned to move again when we bought this property. We work in this area and the children are settled in their schools.
Per the notes on the plat information, you will see that the neighbors facing us from the street have a 12' right of way for Balto. County, while we have a 25' right of way for Balto. County.
Our 25' right of way includes 9' of street, to the middle, and 16' of grass area, that we maintain. The neighbors 12' right of way includes 9' of street, to the middle and 3' of grass that they maintain. There is plenty of space here, please consider our request.

Thank you.

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

Perry SeBour / Deborah L SeBour
Signature

Perry B. SeBour / Deborah L. SeBour
Name - Type or Print

Betty L. Boland
Signature

Betty L. Boland
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of August, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

PERRY SEBOUR, DEBORAH SEBOUR, BETTY L. BOLAND
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

8-25-99
Date

Robert Delawder
Notary Public
My Commission Expires 5-29-02

REC-09/15/98

ROBERT DELAWDER
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES 5-29-02

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 2418 Bramarr Ave.
Address
Baltimore Md. 21228
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):

We, Deborah and Perry SeBour and Betty Boland are requesting a sideyard setback variance of ~~12.5~~ ^{6'} feet + or - ^{DLS}
We have lived together at this address since 1983, we are all on the deed for this property. ^{DLS}
We wish to build a first floor level addition with a basement level garage.
We want my mom, Betty Boland to have her bedroom and bathroom on the first floor level, along with a sewing room and some storage area. This will eliminate the problem of having to go up and down the stairs as she ages.
Also, since 1983, our family has grown and we now have three children. The house has three bedrooms on the 2nd level and two make shift bedrooms in the basement. Our house is very cut up inside and we have no storage space.
We need extra space so everyone can have their own bedroom, and we need some family fun space.
The addition will allow us to open up the existing house and make it more comfortable for all of us.
We can't afford to upgrade to a newer, larger house, and we really had never planned to move again when we bought this property. We work in this area and the children are settled in their schools.
Per the notes on the plat information, you will see that the neighbors facing us from the street have a 12' right of way for Balto. County, while we have a 25' right of way for Balto. County.
Our 25' right of way includes 9' of street, to the middle, and 16' of grass area, that we maintain. The neighbors 12' right of way includes 9' of street, to the middle and 3' of grass that they maintain. There is plenty of space here, please consider our request.

Thank you.

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

Perry SeBour / Deborah L. SeBour
Signature

Perry B. SeBour / Deborah L. SeBour
Name - Type or Print

Betty L. Boland
Signature

Betty L. Boland
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of August, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Deborah L. SeBour, Perry B. SeBour Betty L. Boland
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

8.25.99
Date

Robert Delawder
Notary Public
My Commission Expires 5-29-02

RED 09/15/98

ROBERT DELAWDER
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES 5-29-02



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2418 Bramarr Ave.
which is presently zoned DR - 1

This Petition shall be filed with the Department of Permits and 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) III ("A" Residence Zone) C.3 (1945 to 53 Regs) To Permit a corner lot sideyard setback of 6 Ft. (for a proposed addition) in lieu of the required 15 Ft. And III C.2. To Permit A Frontyard setback of 22 Ft. in lieu of the required 25 Ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Perry B. SeBour / Deborah L. SeBour
Name - Type or Print _____
Perry B. SeBour / Deborah L. SeBour
Signature _____
Betty L. Boland.
Name - Type or Print _____
Betty L. Boland
Signature _____
2418 Bramarr Ave 410 480-0716
Address Telephone No. _____
Baltimore Maryland 21228
City State Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-85-A

Reviewed By JL Date 8/26/99

REU 9/15/98

Estimated Posting Date 9/5/99

Perry & Deborah SeBour

2418 Bramarr Ave,
Baltimore, Md. 21228
Phone 410-750-2919
410-465-3158

EB

August 23, 1999

ZONING / PROPERTY DESCRIPTION FOR : 2418 Bramarr Ave.

Beginning at a point on the South side of Bramarr Ave. which is 37' wide at the distance of ⁰~~160~~' west of the centerline of the nearest improved intersecting street Arapahoe Ave. which is 37' wide.

Being lot # 4, in the subdivision of " Barany ", as recorded in Baltimore County Plat Book G.L.B. 17 , folio 50, containing 20,970 sq.ft. + or -.

Also known as 2418 Bramarr Ave. and located in the 1st. Election District, and the 1st. Counsilmanic District.

00-085-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

#85 JL No. 069857

DATE 8/26/99 ACCOUNT 20016150

AMOUNT \$ ~~62.00~~ 62.00

RECEIVED FROM: SEBOK

FOR: FINANCE FUND- 50.00, 12 YEAR 12.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

00-085-A

CASHIER'S VALIDATION

PAYD RECEIPT

PRINTED: 8/26/1999 10:41:34

DATE: 8/26/1999 10:41:34

RECEIPT # 119302

RECEIPT # 119302

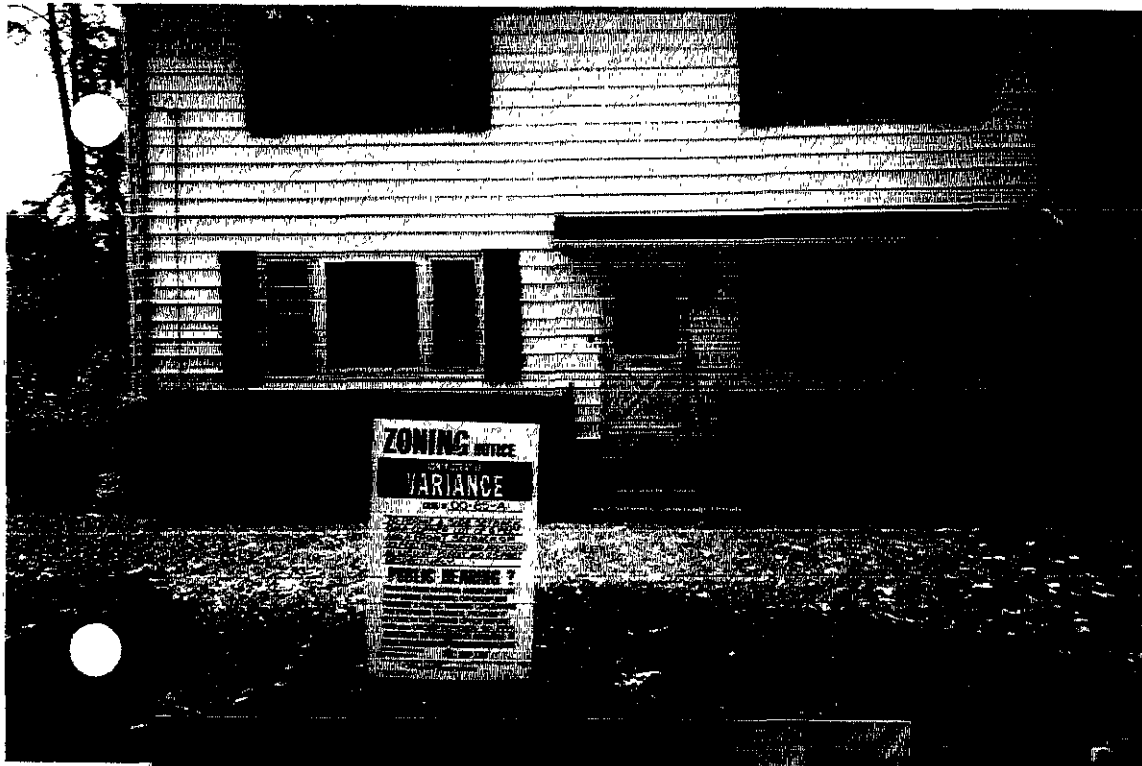
OR NO. 009857

Receipt Int 62.00

62.00 OK

Baltimore County, Maryland

A-280



ZONING NOTICE
VARIANCE
PUBLIC HEARING ?

7-100-85-A

FOR A SIDE SETBACK
OF 10 FEET
AND A SETBACK OF
10 FEET FROM THE
REAR LOT LINE

PUBLIC HEARING ?

CERTIFICATE OF POSTING

RE: Case No.: 00-85-A

Petitioner/Developer: PERRY & DEBORAH SEBOUR
AND BETTY BOLAND

Date of Hearing/Closing: 9-20-99

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 _____

#2418 BRAMARR AVENUE

The sign(s) were posted on SEPT. 3, 1999
(Month, Day, Year)

Sincerely,

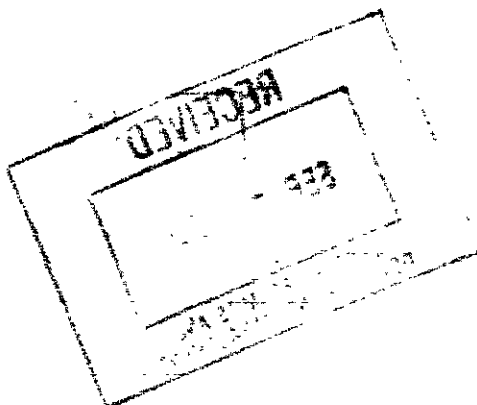
Garland E. Moore
(Signature of Sign Poster and Date)

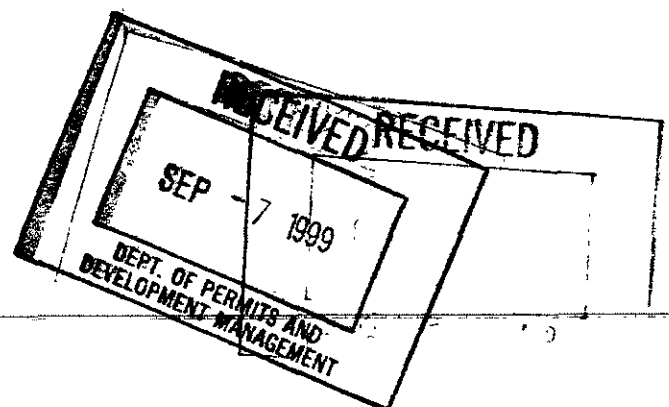
GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)





ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 85 -A Address 2418 BRAMARR AVE
Contact Person: LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/25 Posting Date: 9/5/99 Closing Date: 9/20/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 85 -A Address 2418 BRAMARR AVE.
Petitioner's Name PERRY & DEBORAH SEBOW & BETTY BOLAND Telephone 410-480-0716
Posting Date: 9/5/99 Closing Date: _____
Wording for Sign: To Permit A SIDE SETBACK ON A CORNER LOT OF 6 FT. AND
A FRONT SETBACK OF 22 FT. (FOR PROPOSED ADDITION) IN LIEU OF 15 FT.
AND 25 FT. RESPECTIVELY

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 85
Petitioner: Perry B. SeBour, Deborah L. SeBour Betty L. Boland
Address or Location: 2418 Bramarr Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Perry SeBour
Address: 2418 Bramarr Ave.
Baltimore, MD. 21228
Telephone Number: 410 750-2919

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" = 200' scale map #: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 20, 1999

FROM: *[Signature]* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for September 20, 1999
Item Nos. 070, 073, 074, 075, 076,
077, 079, 080, 081, 082, 083, 084,
~~085~~ 086, 087, 088, 090, 091, 092,
093, 094, 097, 098, 099, and 100

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

HJO.
RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: September 24, 1999

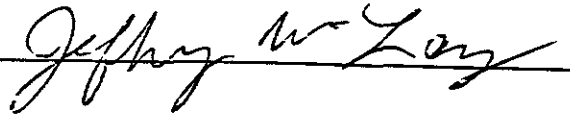
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 085

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

File #00-085-A

SHA

**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.13.99

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

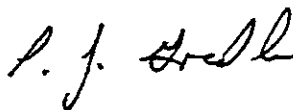
RE: Baltimore County
Item No. 085 JLL

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

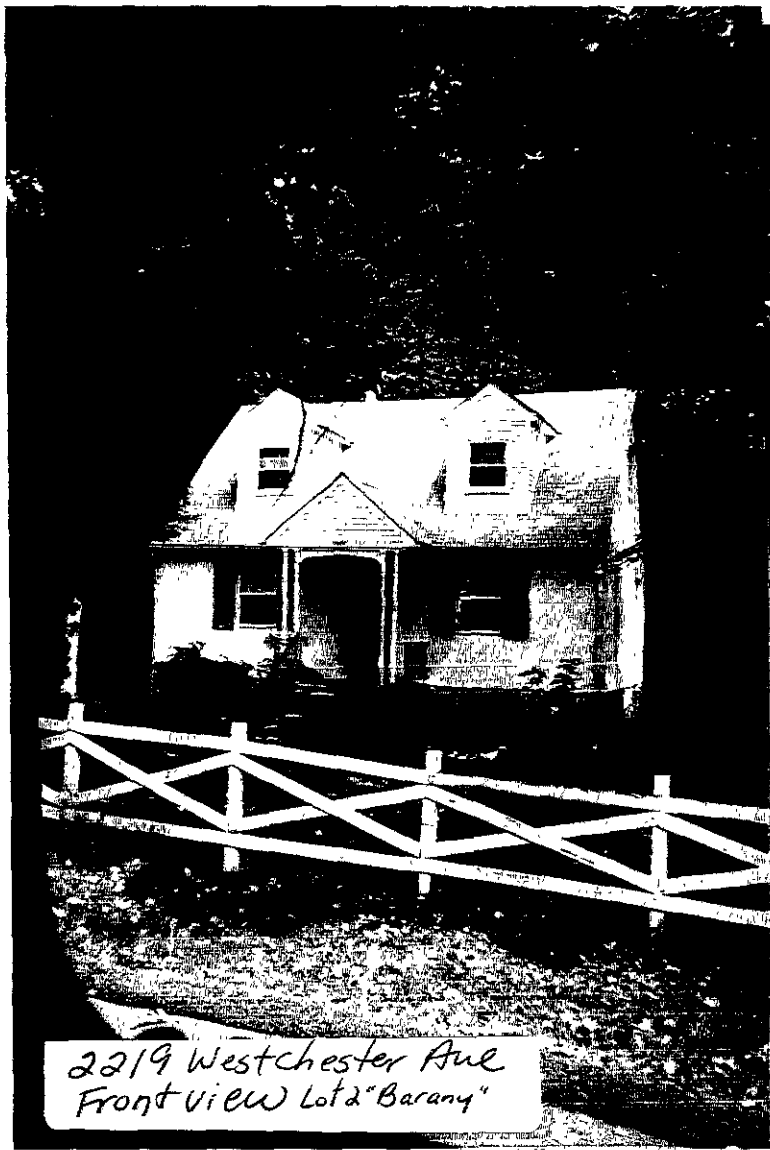


1~ Kenneth A. McDonald Jr.
Acting Chief
Engineering Access Permits Division

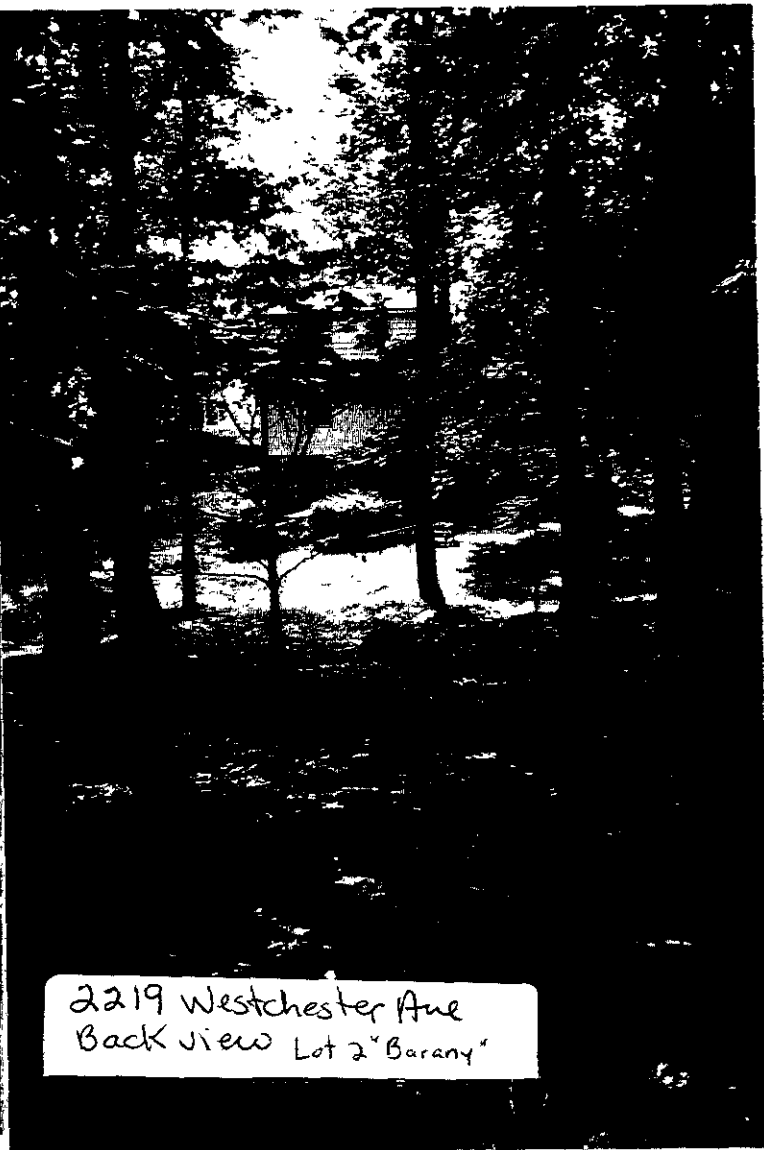
My telephone number is _____

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

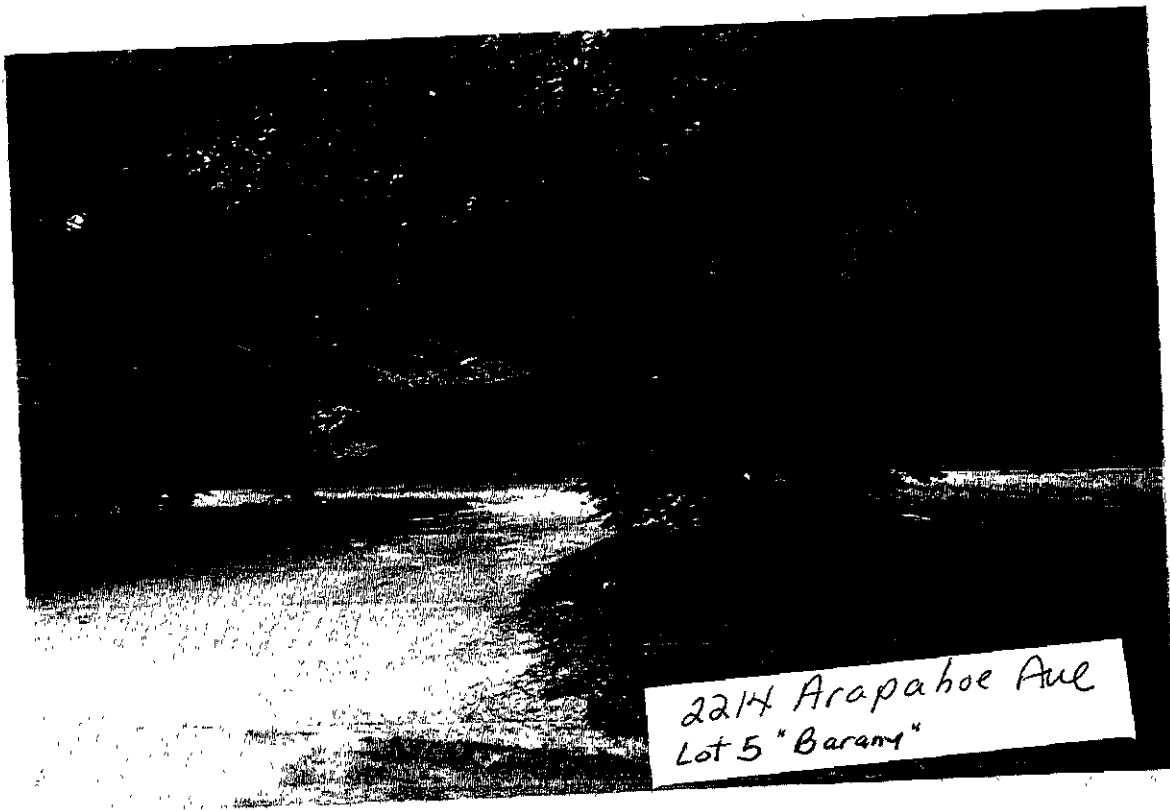


2219 Westchester Ave
Front view Lot 2 "Barany"



2219 Westchester Ave
Back view Lot 2 "Barany"

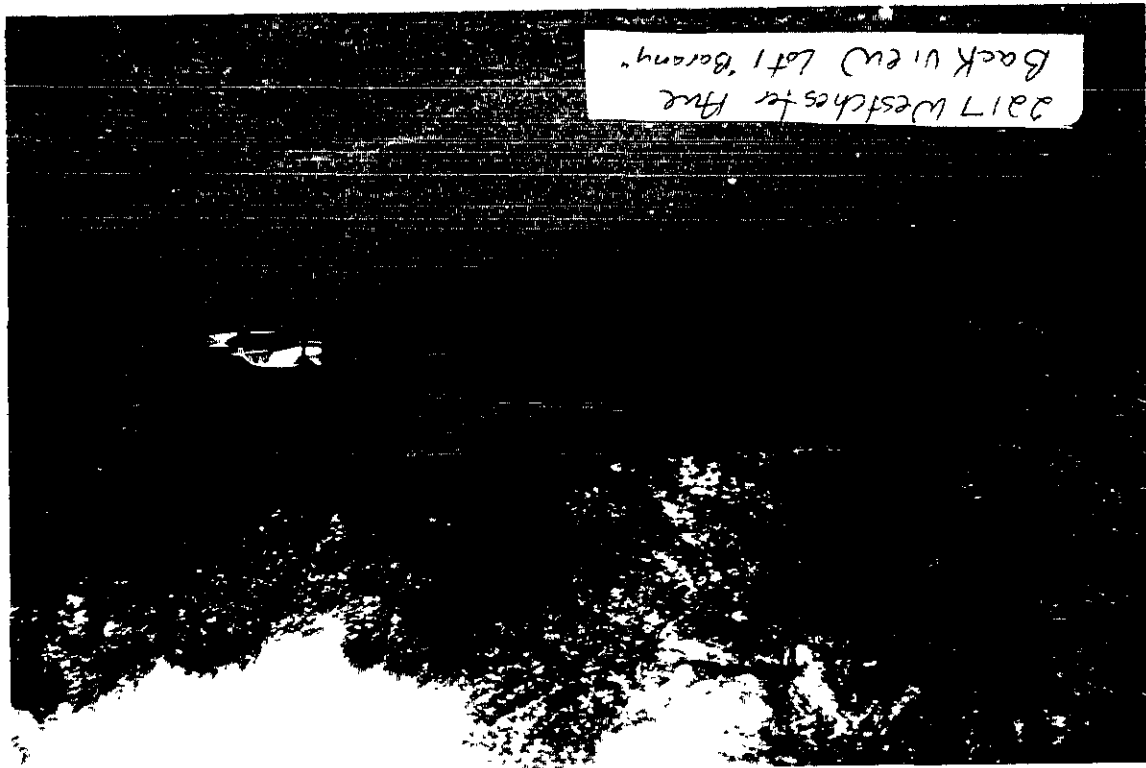
00-085-A



2214 Arapahoe Ave
Lot 5 "Barany"

00-085-A

00-085-A



2217 Westcheser Ave
Back View Lot 1 "Barany"

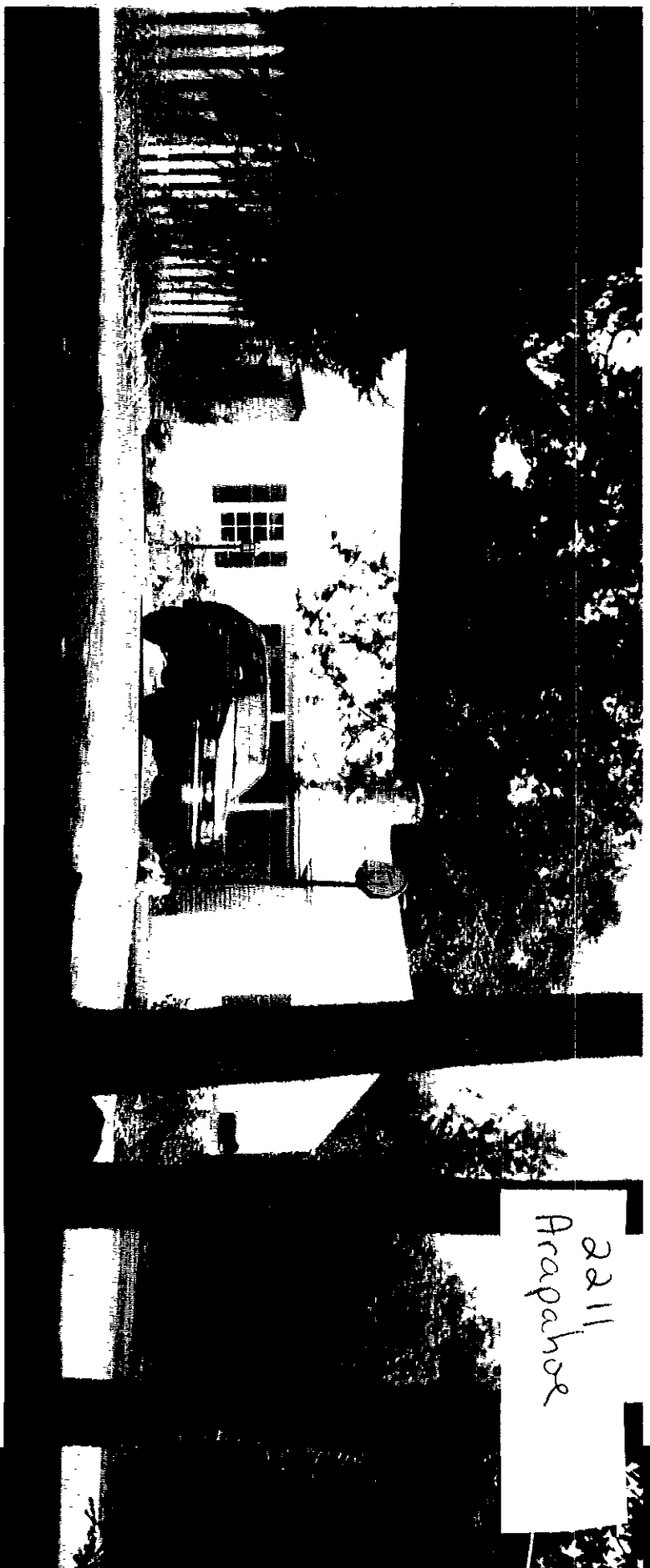


2217 Westcheser Ave
Front View Lot 1 "Barany"

00-085-A



Back view of
subject property
"Addition Site"



2211
Arapahoe

00.085-A

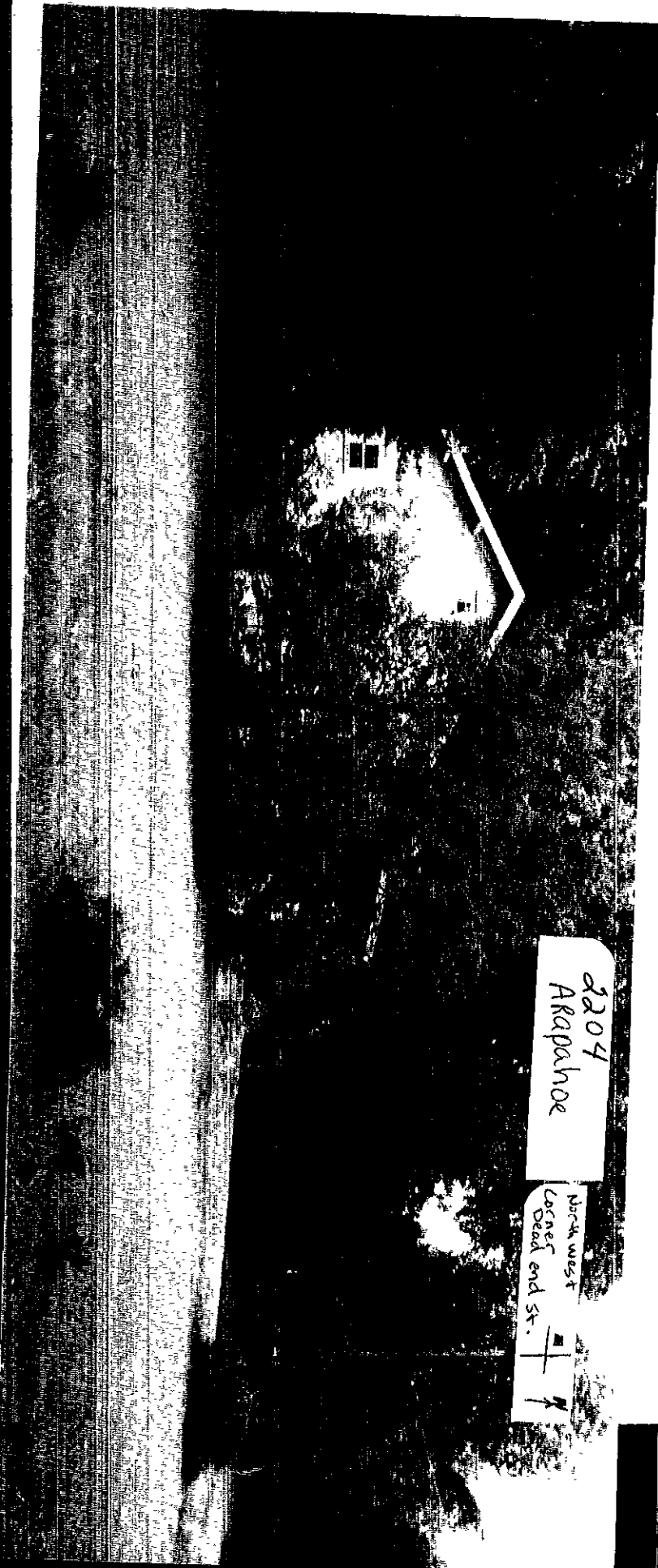


2209 Arapahoe Ave



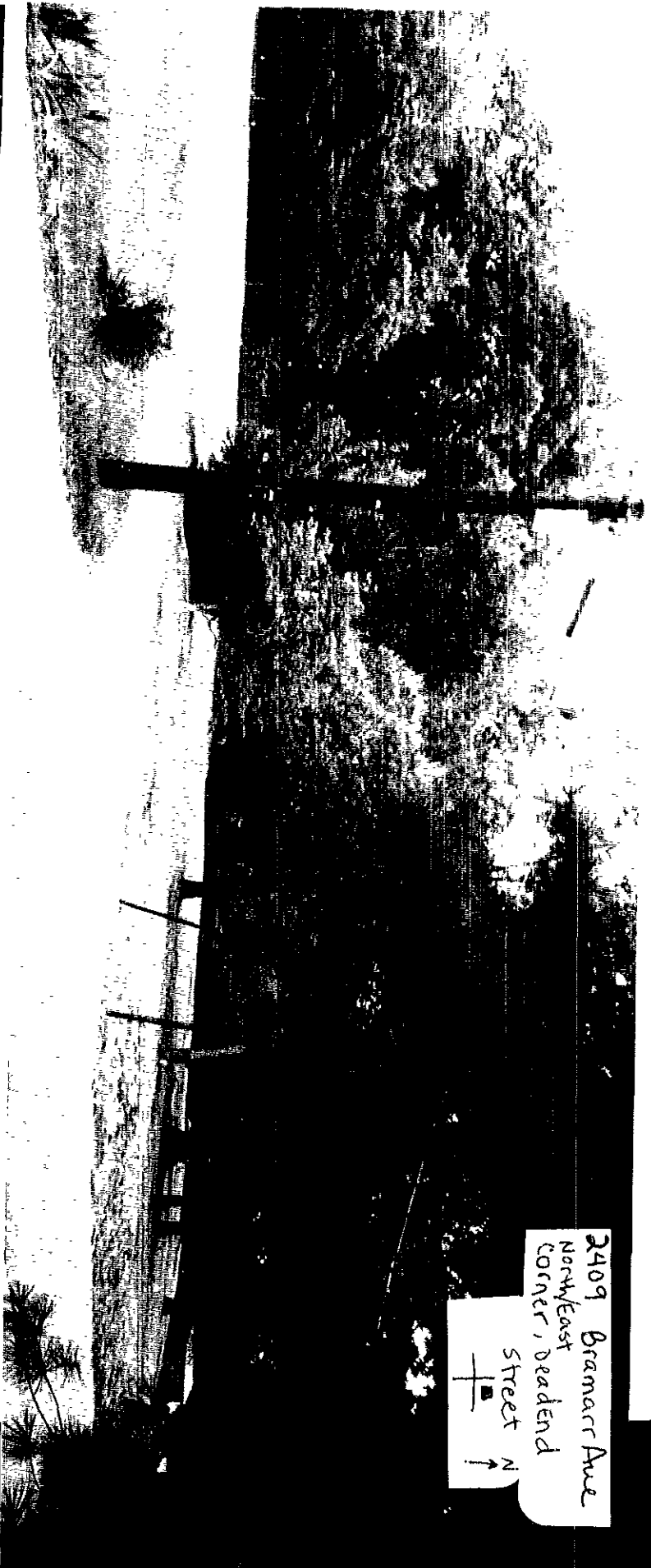
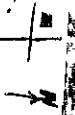
2207 Arapahoe
Southeast
corner
Dead end St.
N

00-085-A

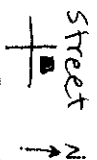


2204
Arapahoe

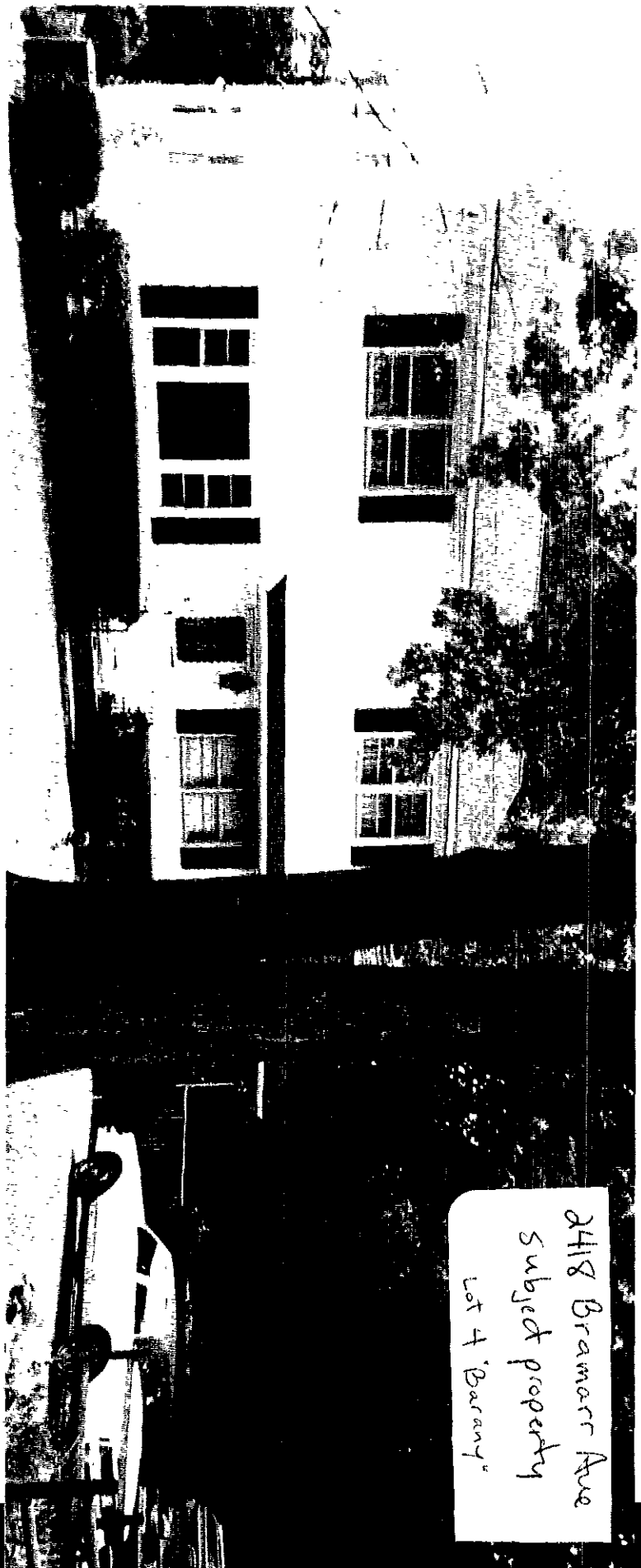
North west
corner
Dead end st.



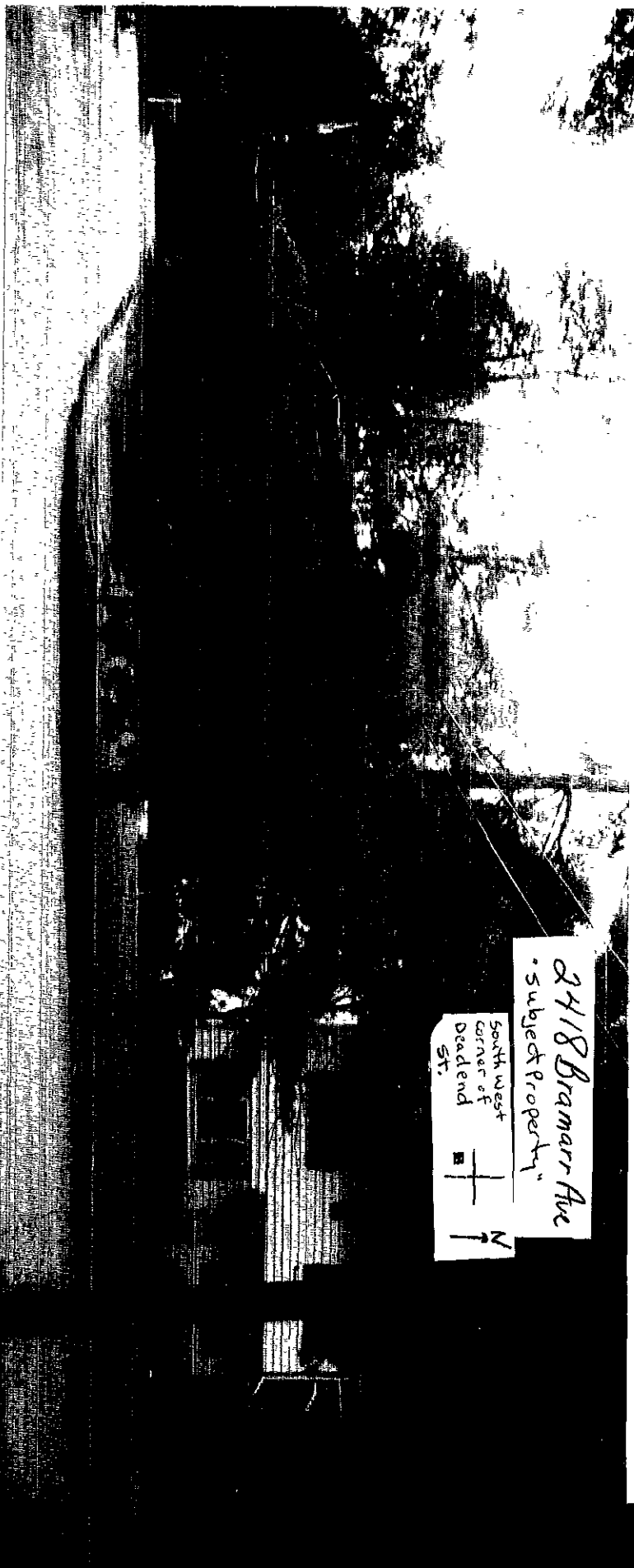
2409 Bramarr Ave
North/East
corner, deadend



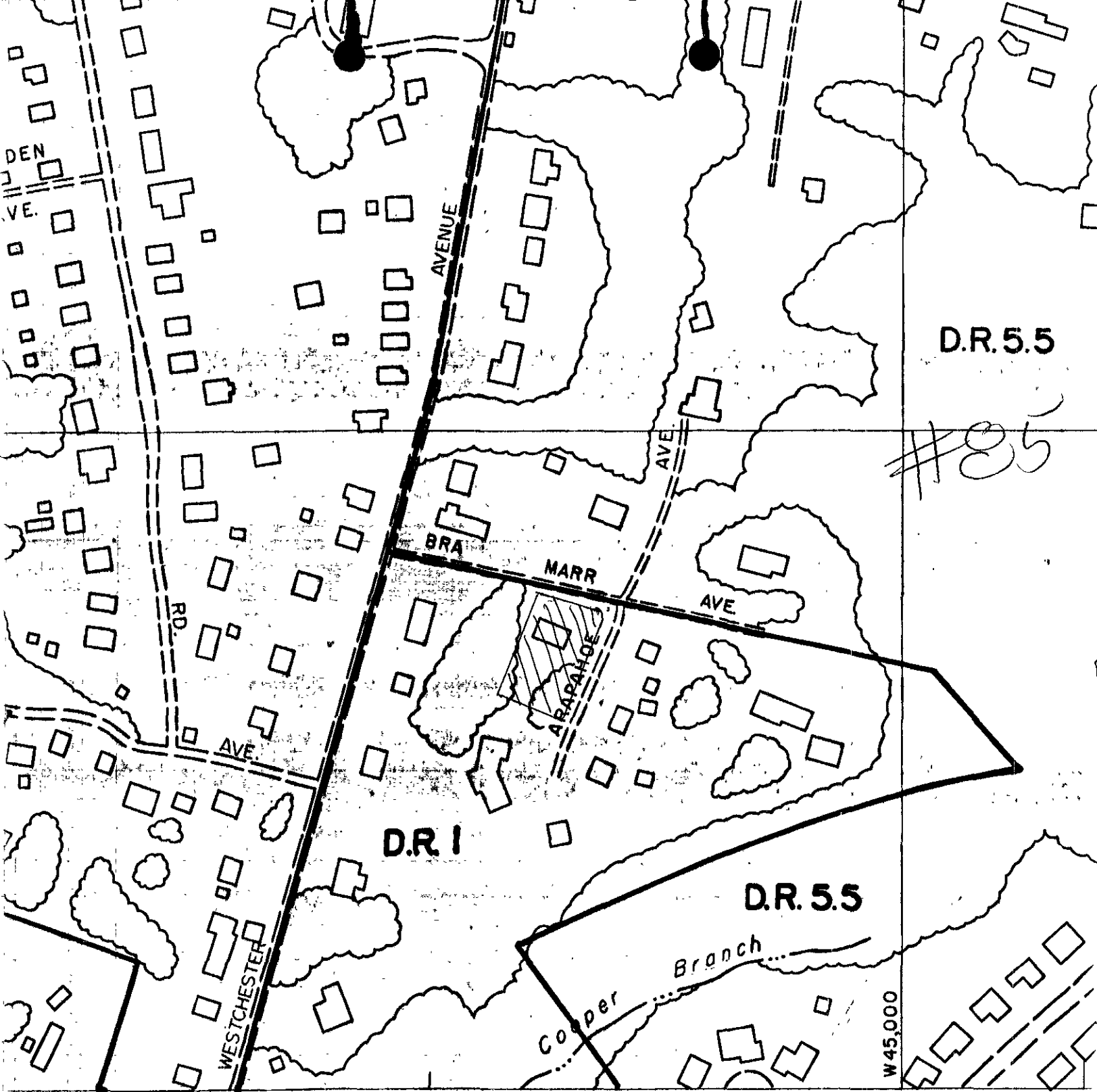
00-085-A



2418 Bramarr Ave
Subject property
Lot 4 "Barany"



2418 Bramarr Ave
"Subject Property"
South West
corner of
Deadend
St.
N
↓



D.R. 5.5

#85

D.R. 1

D.R. 5.5

Cooper Branch

W45,000

SW 2H 1" = 200'

(SHEET S.W.-3-H)

MAP

UNCIL

6, 134-96, 135-96

BALTIMORE CO OFFICE OF PLANNING OFFICIAL ZONING

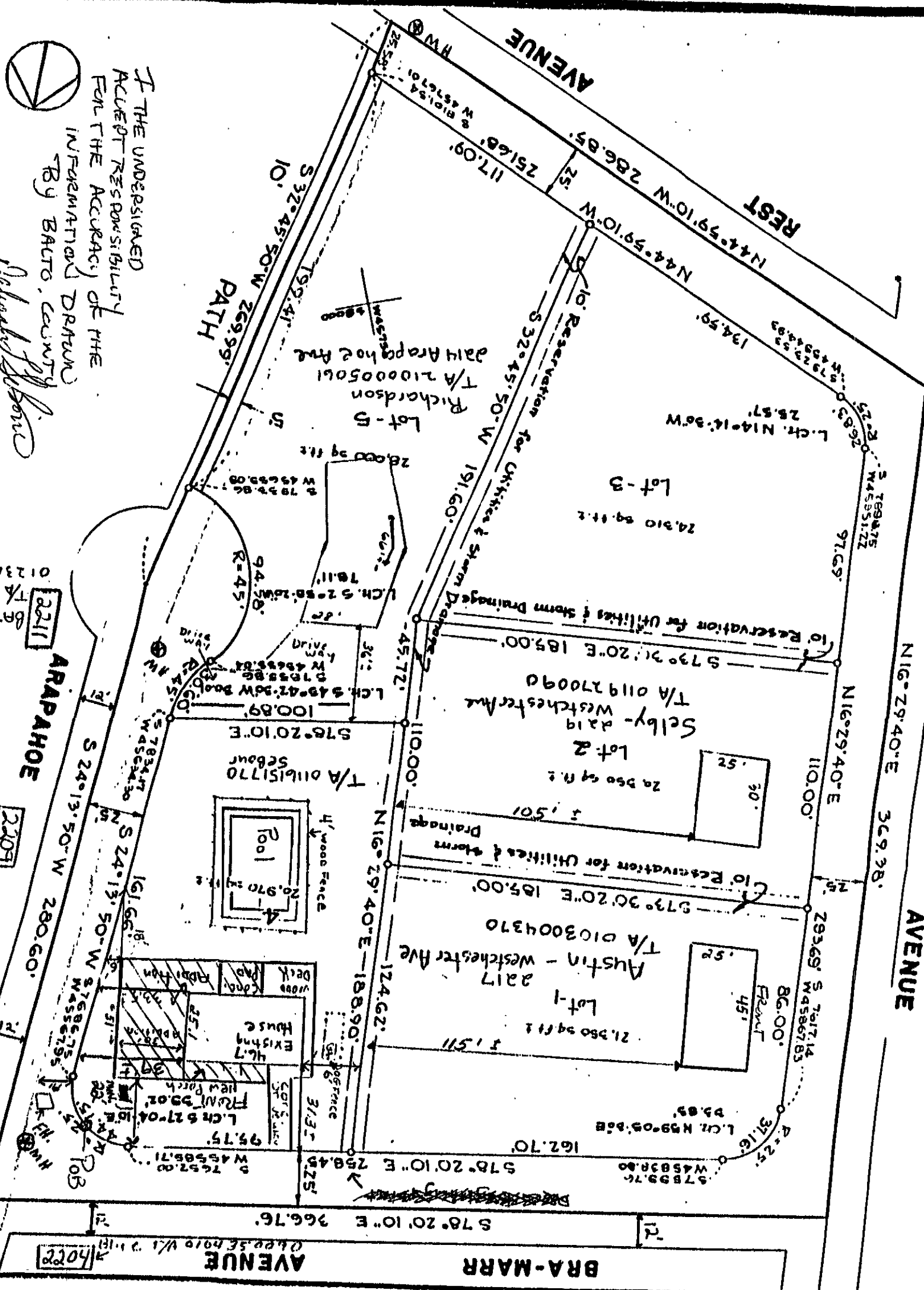
00-085-A

OWNER: Perry + Deborah SeBour + Betty Baland

Variance Request Plan
2418 Bramarr Ave
"Barany" Subdivision

WESTCHESTER

AVENUE



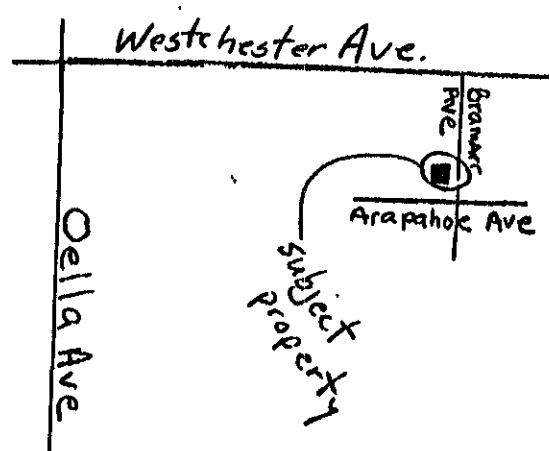
IF THE UNDERSIGNED
ACCEPT RESPONSIBILITY
FOR THE ACCURACY OF THE
INFORMATION DRAWN
BY BATO, COUNTY
Deborah SeBour

North

date: 8-30-99

prepared by: D. SeBour

Scale of Drawing: 1" = 50



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 1 St.
Councilmanic District: 1 St.

1" = 200' scale map#: DR-1/SW 2H

Zoning: DR-1
Lot size: .50 acreage 20,970± square feet

Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: ☐ YES ☒ NO
SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ PUBLIC ☐ PRIVATE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

85

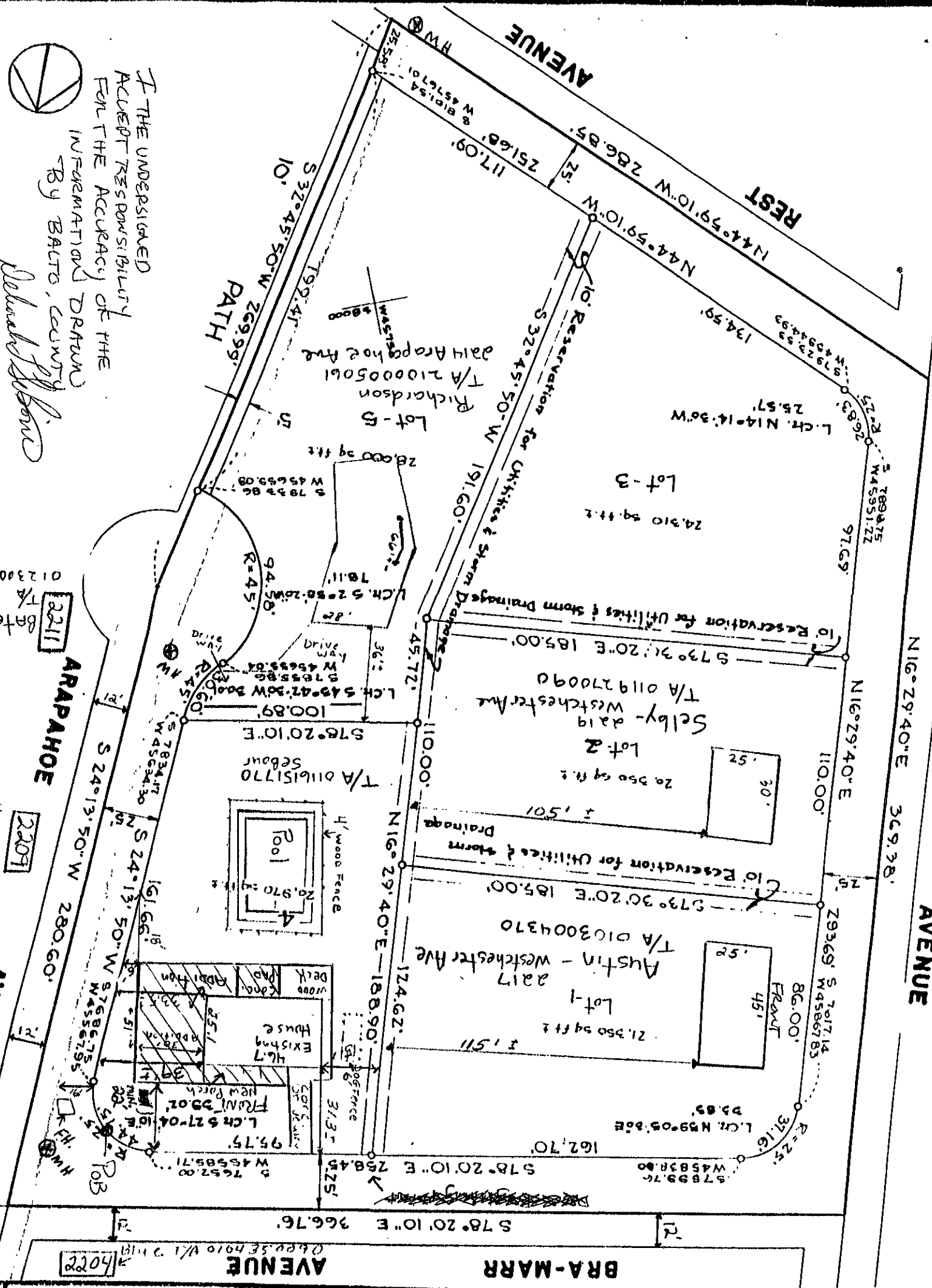
plat book # 17, folio # 50, lot # 4, section #

OWNER: Perry + Deborah Sebour + Betty Baland

WESTCHESTER

AVENUE

Variance request Plan
2418 Bramarr Ave
"Barany" subdivision



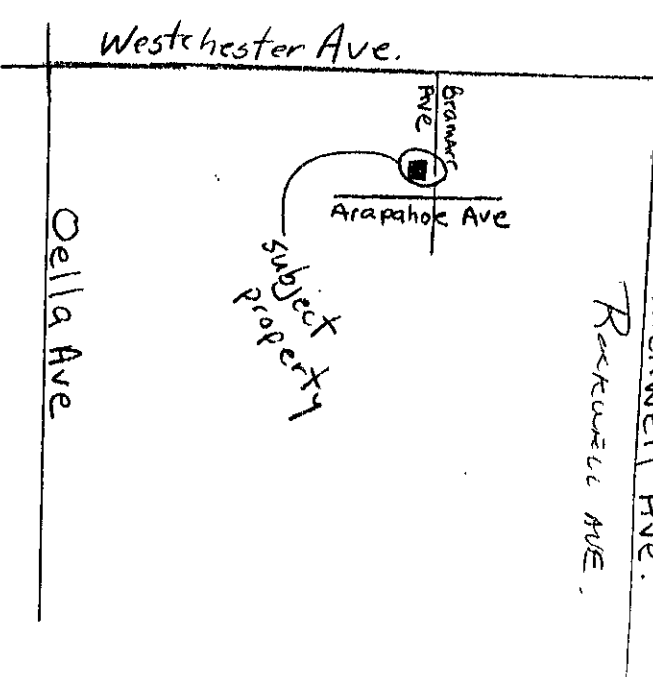
I THE UNDERSIGNED
ACCEPT RESPONSIBILITY
FOR THE ACCURACY OF THE
INFORMATION DRAWN
BY BATO, COUNTY
Deborah Sebour

North

date: 8-20-99

Prepared by: D. Sebour

Scale of Drawing: 1" = 50



LOCATION INFORMATION

Election District: 1st.
Councilmanic District: 1st.

T=200' scale map #: DR-1/SW 2H

Zoning: DR-1

Lot size: .50 acreage 20,970 ± square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ Yes ☒ No

Prior Zoning Hearings: PET-EX-#1

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

VL 85 085-A



SCALE		LOCATION	SHEET
1" = 200' ±		WESTCHESTER	S.W. 2-H
DATE OF PHOTOGRAPHY JANUARY 1986			

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SW 2H
SEBOW
SEBOW & ASSOCIATES, INC. 10000 WOODBURN AVE. WOODBURN, MD 21797

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