

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Cord Street, 140' W		
centerline of Propeller Drive	*	ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(1016 Cord Street)		
	*	CASE NO. 02-005-A
Stanley Siemek		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an Administrative Variance filed by Stanley Siemek, legal owner of that property known as 1016 Cord Street in the Middle River area of Baltimore County. The Petitioner herein seeks relief from Sections 1B02.3.B and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 11 ft. in lieu of the required front average of 20 ft. to construct an addition. 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 Petitioner 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 Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested 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 B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

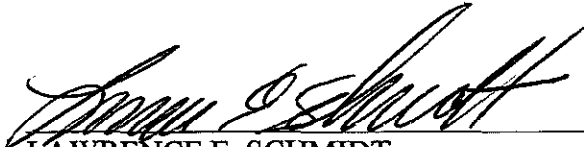
ORDER RECEIVED FOR FILING

Date 8/13/01
By R. Emerson

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 13th day of August, 2001, that a variance from Sections 1B02.3.B and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 11 ft. in lieu of the required front average of 20 ft. to construct an addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

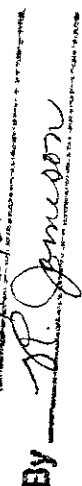
LES:raj

ORDER RECEIVED FOR FILING

Date

8/13/01

By





Baltimore County
Zoning Commissioner

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

August 13, 2001

Mr. Stanley L. Siemek
1016 Cord Street
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 02-005-A
Property: 1016 Cord Street

Dear Mr. Siemek:

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 Department of Permits and Development Management. 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, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1016 CORD ST
which is presently zoned RRS-5

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) 1802.3.B & 303-1, BCR, TO

PERMIT A FRONT YARD SETBACK of 11ft. IN LIEU of THE
REQUIRED FRONT AVERAGE 20ft. FOR A BEDROOM
ADDITION.

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:

Legal Owner(s):

Name - Type or Print _____

STANLEY L. SIEMEN
Name - Type or Print _____

Signature _____

Stanley L. Siemen
Signature _____

Address _____ Telephone No. _____

STANLEY L. SIEMEN
Name - Type or Print _____

City _____ State _____ Zip Code _____

Stanley L. Siemen
Signature _____

Attorney For Petitioner:

1016 CORD ST 410-686-7287
Address Telephone No. _____

Name - Type or Print _____

BALT MD 2120
City State Zip Code _____

Signature _____

SAM
Name _____

Company _____

Address _____ Telephone No. _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

City _____ State _____ Zip Code _____

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

Reviewed By JCM Date 7-5-01

Estimated Posting Date 7-15-01

CASE NO. 002-005A

REV 9/15/98

ORDER RECEIVED FOR FILING
DATE 7/15/01
BY [Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows. That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1016 CORD ST
Address
BALT MD 21220
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):

THESE HOMES WERE CONSTRUCTED IN THE LATE 40'S & EARLY 50'S WHEN CODES WEREN'T AS RESTRICTIVE AS THEY ARE TODAY. THEY ARE "BOX" HOMES & MOST OF THESE DON'T MEET THE SETBACK VARIANCE CRITERIA FROM THE STREETS BECAUSE THEY WERE PLACED TO CREATE AN AERIAL VIEW OF AN AIRPLANE. HENCE THE NAME AERO ACRES. MY INTENT IS TO WIDEN THE FRONT BEDROOM 6' NORTH FROM THE EXISTING HOME WHERE THE EXISTING PORCH IS & LENGTHEN IT 10' EAST. THESE BEDROOMS ARE TOO SMALL TO ACCOMMODATE TODAY'S FAMILIES & TOO RESTRICTIVE. FROM THE FRONT EXISTING PORCH TO THE CURB IS 20' & BY INSTALLING THIS ADDITION WILL REMAIN AN ADEQUATE DISTANCE FROM THE ROAD, WILL INCREASE THE VALUE, AND ADHERE TO A MORE MODERN LOOK. WITH THIS IN MIND, PLEASE APPROVE THIS REQUEST

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.

Stanley L. Siemek
Signature

Signature

STANLEY L. SIEMEK
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stanley L. Siemek
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

June 26, 2001
Date

Margaret Stone
Notary Public

My Commission Expires 9/1/04

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 1016 CORD ST
Address
BALT MD 21220
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):

THESE HOMES WERE CONSTRUCTED IN THE LATE 40'S & EARLY 50'S WHEN CODES WEREN'T AS RESTRICTIVE AS THEY ARE TODAY. THEY ARE "BOX" HOMES & MOST OF THESE HOMES DON'T MEET THE SET-BACK VARIANCE CRITERIA FROM THE STREETS BECAUSE THEY WERE PLACED TO CREATE AN AERIAL VIEW OF AN AIRPLANE, HENCE THE NAME AERO ACRES. MY INTENT IS TO WIDEN THE FRONT BEDROOM 6' NORTH FROM THE EXISTING HOME WHERE THE EXISTING PORCH IS & LENGTHEN IT 10' EAST. THESE BEDROOMS ARE TOO SMALL TO ACCOMMODATE TODAY'S FAMILIES & TOO RESTRICTIVE. FROM THE FRONT EXISTING PORCH TO THE FRONT OF THE CURB IS 20' & BY INSTALLING THIS ADDITION WILL REMAIN AN ADEQUATE DISTANCE FROM THE ROAD, WILL INCREASE THE VALUE, AND ADHERE TO A MORE MODERN LOOK. WITH THIS IN MIND, PLEASE APPROVE THIS REQUEST.

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.

Stanley L. Siemek
Signature

Signature

STANLEY L. SIEMEK
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stanley L. Siemek
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

June 25, 2001
Date

Margaret Stone
Notary Public

My Commission Expires 9/1/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1016 CORD ST
which is presently zoned DR 5-5

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) 1802.3.B, BLZR, TO PERMIT A FRONT YARD SETBACK of 11ft. in lieu of THE AFRONT AVERAGE 20ft. FOR A BEDROOM ADDITION. 303.1 REQUIRED

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

Signature

City

State

Zip Code

1016 CORD ST 410-686-7787
Address Telephone No.

BALT MD 21220
City State Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Company

City

Address

Telephone No.

State

City

State

Zip Code

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.

02-005A

Reviewed By

JUM

Date

7-5-01

Estimated Posting Date

7-15-01

REV 9/15/98

Zoning Description

Zoning Description for 1016 Cord St., in Baltimore County.

Beginning at a point on the ~~NORTH~~^{SOUTH} side of CORD ST. which is 50' wide at the distance of 140' WEST of the centerline of the nearest improved intersecting street being PROPELLER DRIVE which is 50' wide.

Being Lot # 208, Section #2 in the subdivision of VICTORY VILLA as Recorded in Baltimore County Plat Book # 22, Folio # 112 containing 7168 square feet or 0.16 acres. Also known as 1016 CORD ST. and located in the 15th Election District, 5 Councilmanic District.

005

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

3392

005

DATE 7-5-01 ACCOUNT 01-06-6150

AMOUNT \$ 50.00

RECEIVED FROM: S. SIEMER 1016 Lora ST.

FOR: Ad. VAR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT

PAYMENT ACTUAL TIME
7/05/2001 7/05/2001 10:36:21

REF M904 CASHIER DOL DMD DROMER 2
RECEIPT # 146005 OFLN
amt 5 520 ZONING VERIFICATION
OR NO. 003392

Receipt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-005-A

Petitioner/Developer: STANLEY

SIEMER

Date of Hearing/Closing: JULY 30, 2001

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 1016 CORD ST

The sign(s) were posted on JULY 15, 2001
(Month, Day, Year)

Sincerely,

[Signature] 7/15/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

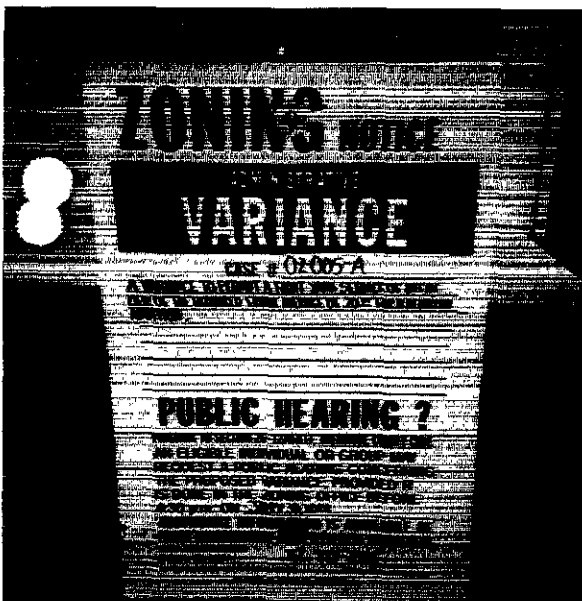
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 005

Petitioner: STANLEY L. SIEMEK

Address or Location: 1016 CORD ST BALT, MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: STANLEY L. SIEMEK

Address: 1016 CORD ST

BALT, MD 21220

Telephone Number: 410-686-7787

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1016 CARR ST

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

Subdivision name: VICTORY VILLAGE

Plat book # 32, folio # 112, lot # 208, section # 2

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
North
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: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 005 -A Address 1016 CORN ST.
Contact Person: J. Meneer Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7.5.01 Posting Date: 7.15.01 Closing Date: 7.30.01

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 01- 005 -A Address 1016 CORN ST.
Petitioner's Name STANLEY SIEMER Telephone 410-686-7787
Posting Date: _____ Closing Date: 7.30.01
Wording for Sign: A VARIANCE
To Permit A FRONT YARD SETBACK of 11ft.
IN LIEU of THE REQUIRED FRONT AVERAGE of
20ft FOR A BEDROOM ADDITION -

[Signature]



Baltimore County
Department of Permits and
Development Management

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

August 1, 2001

Stanley Siemek
1016 Cord Street
Baltimore MD 21220

Dear Mr. Siemek:

RE: Case Number: 02-005-A, 1016 Cord Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 5, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G.D.Z.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 20, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2001
Item Nos. 514, 001, 002, 003, 005, 006,
007, 008, 010, 011, 012, and 015

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

August 7, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 30, 2001

Item No.: See Below

Dear Ms. Stephens:

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:

001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012,
013, 014, and 015

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 10, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-003, 02-004 & 02-005

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Gayle L. Kerns

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8-6-01

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

RE: Baltimore County
Item No. 0051 JRF

Dear Ms. Jackson:

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,

for

Kenneth A. McDonald Jr., 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

005

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILIENCE ZONES
 WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
 Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on the same side provided such adjoining lots are improved by a principal building situated within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

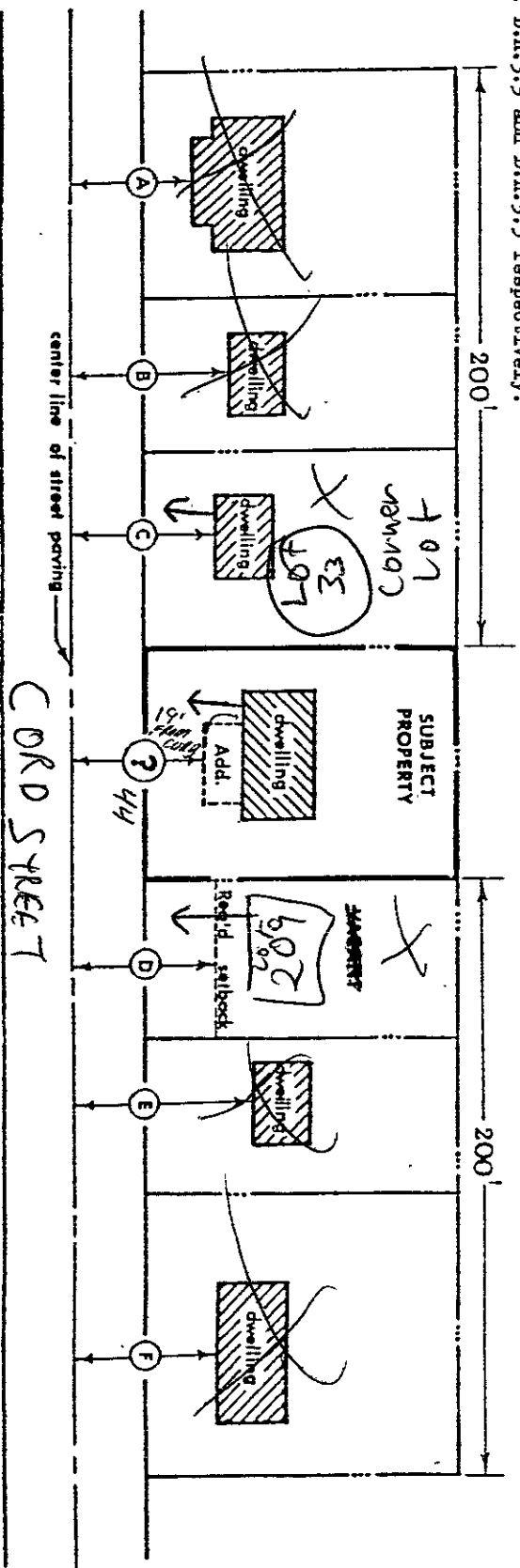
A	_____	FT.
B	_____	FT.
C	48	FT.
D	42	FT.
E	_____	FT.
F	_____	FT.
TOTAL	(90) ÷ (2) =	45

of dwellings REQUIRED FRONT SETBACK (averaged) 45

NORMAL REQUIRED SETBACKS
 D.R.2 - 65 ft.
 D.R.3.5- 55 ft.
 D.R.5.5- 50 ft.

45
 -25
 20 REAR SETBACK FROM PROP. LINE

STAN STEPHEN
 applicant's name
 1016 CORO ST
 building address
 6/20/01
 date



If Majority less than 25 feet, then East Yard Average the 2 Adjoining Neighbors

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

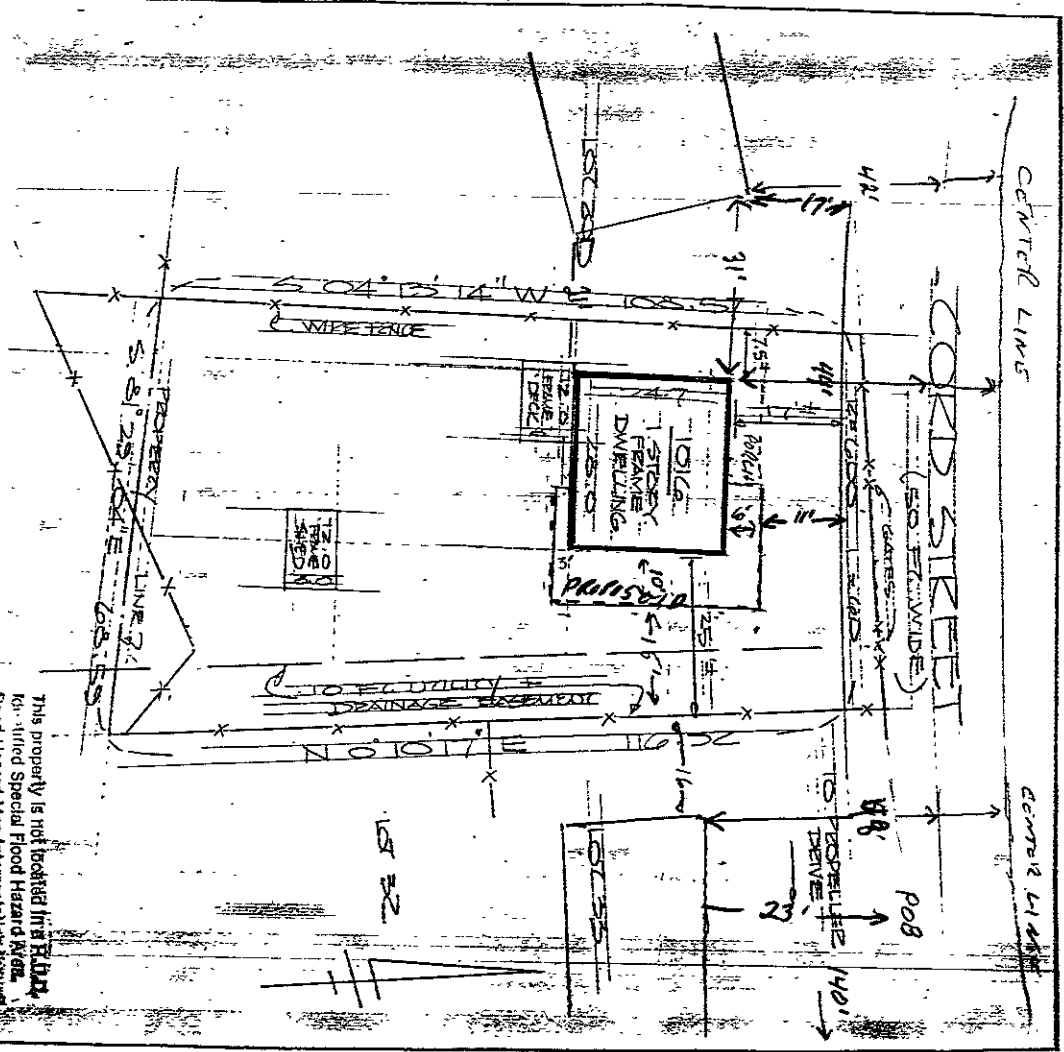
PROPERTY ADDRESS: 1016 CORD ST

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

Subdivision name: VICTORY VILLA

plat book # 22, folio # 112, lot # 208, section # 2

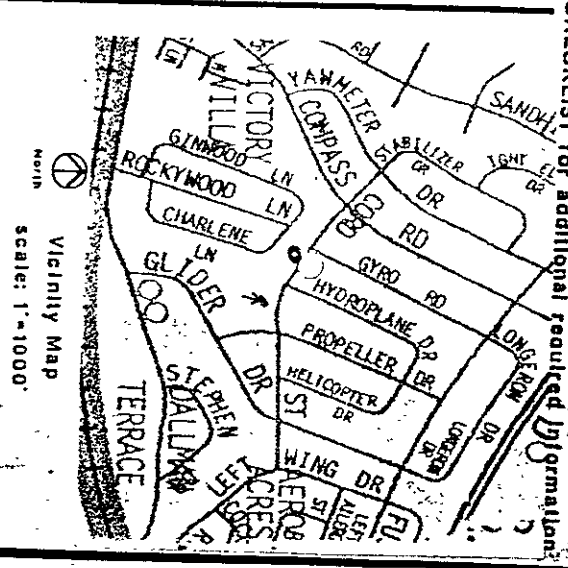
OWNER: STANLEY L. SIGMANT



North
date: _____
prepared by: _____

Scale of Drawing: 1" = 30'

This property is not located in a Flood Hazard Area. Flood Hazard Map Interpretation through



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map#: NE 4 H

Zoning: DR 5.5

Lot size: 0.16 acreage

7168 square feet

Chesapeake Bay Critical Area: ☐ ☒ ☐ ☒
Prior Zoning Hearings: ☐ ☒ ☐ ☒

NONE

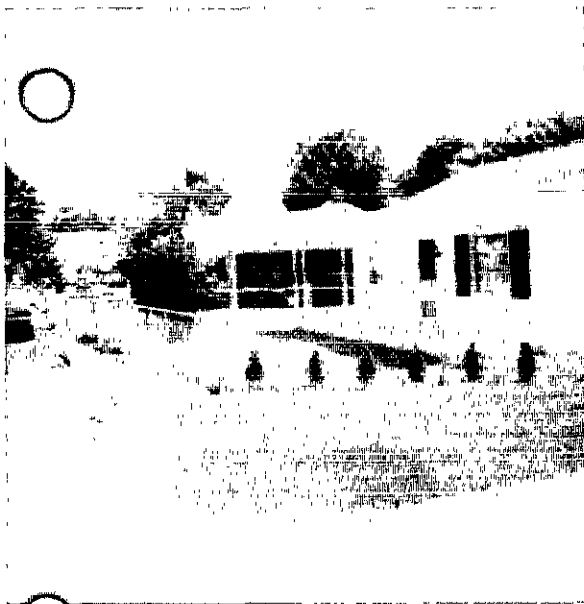
Zoning Office USE ONLY!

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

SCW 005

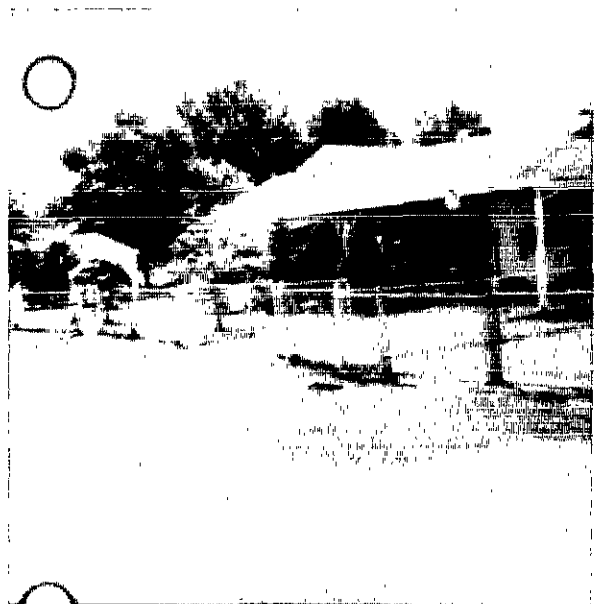
Det. G. #1





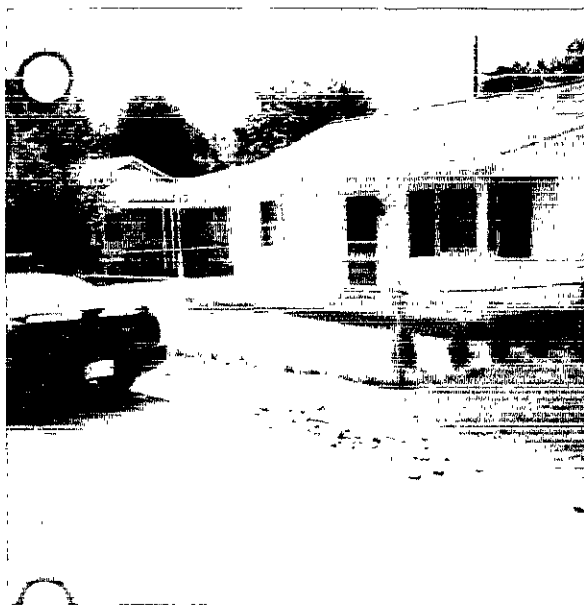
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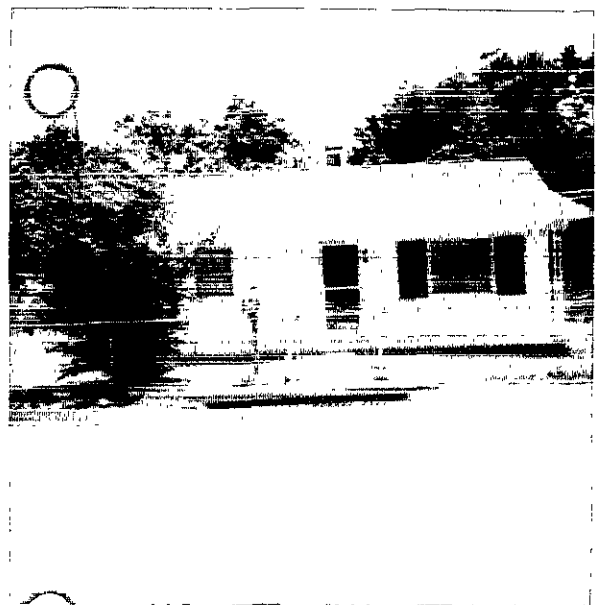
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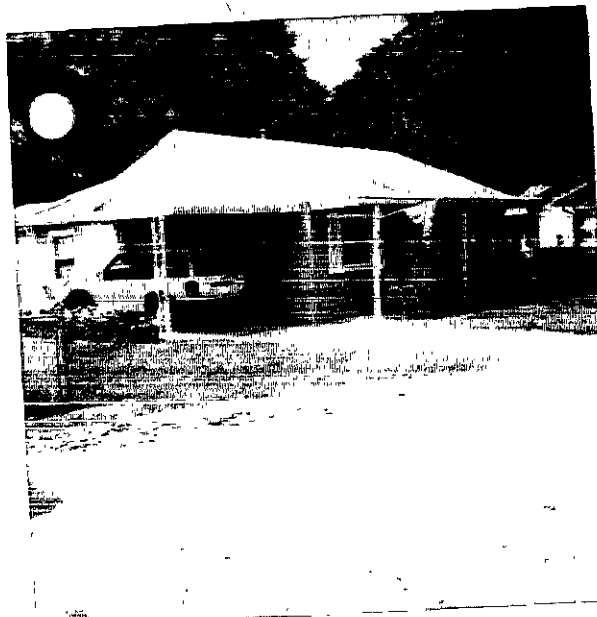
1016 CORD ST

005



1016 CORD ST

005



1014 CORD ST

005



LOCATION		SHEET
MIDDLE RIVER		N.E. 4-H
SCALE 1" = 200' ±	DATE OF PHOTOGRAPHY JANUARY 1986	

500

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP