IN RE: PETITION FOR VARIANCE N/W corner of Anne Avenue and Carvel Road 15th Election District 5th Councilmanic District (1706 Anne Avenue)	*	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
	*	CASE NO. 03-021-A
Barbara A. Rogers & Gary C. Hohman *Petitioners*	*	

* * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Barbara A. Rogers and Gary C. Hohman. The Petitioners are requesting variance relief for property they own at 1706 Anne Avenue, located in the Essex area of Baltimore County. The variance request is to allow a residential lot for a single-family dwelling in a D.R.3.5 zone, with a rear yard setback of 24.5 ft. in lieu of the required 30 ft., a front yard setback of 20.2 ft. in lieu of the required 30 ft. and side yard setbacks of 10.7 ft. in lieu of the required 30 ft. and a sum of the side yard widths of 31 ft. in lieu of the required 25 ft. and to approve an undersized lot.

Appearing at the hearing on behalf of the variance request were Gary Hohman, owner of the property, Douglas DuVal who prepared the site plan of the property, and Anthony J. DiPaula, attorney at law. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.18 acres of land, more or less, zoned D.R.3.5. The subject property is an unimproved lot at this time. The Petitioners are interested in constructing a single-family, residential dwelling on the property. The matter was thoroughly reviewed by the Office of Planning. The Petitioners submitted to the Planning Office elevation drawings of the home they

ZONING OFFICE ONLY
9/10/02
B. Gruber

wish to construct on the property and photographs of the homes in the surrounding community. After fully reviewing the matter, the Office of Planning recommends that the variances be granted to allow the Petitioners to construct this home on this property.

Based on the testimony and evidence offered at the hearing, the position of the Office of Planning, and lack of opposition to this request, I find that the variances should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

9/10/02 R. Garnett

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 10th day of September, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance, to allow a residential lot for a single-family dwelling in a D.R.3.5 zone, with a rear yard setback of 24.5 ft. in lieu of the required 30 ft., a front yard setback of 20.2 ft. in lieu of the required 30 ft., and side yard setbacks of 10.7 ft. in lieu of the required 30 ft., and a sum of the side yard widths of 31 ft. in lieu of the required 25 ft., and to approve an undersized lot, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1) The Petitioners may apply for their 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.

2) Compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) dated August 12, 2002.

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.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 9/10/02
By D. Grimes

Baltimore County
Zoning Commissioner

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

September 10, 2002

Anthony J. DiPaula, Esquire
DiPaula & Sullivan, LLC
34 S. Main Street
Bel Air, Maryland 21014

Re: Petition for Variance
Case No. 03-021-A
Property: 1706 Anne Avenue

Dear Mr. DiPaula:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Douglas W. DuVal
1729 York Road
Lutherville, MD 21093

Gary C. Hohman
617 Weir Lane
Baltimore, MD 21221

Printed with Soybean Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1706 Anne Avenue

which is presently zoned DR3.5

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)

SEE ATTACHED

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

SEE ATTACHED

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:

Anthony J. DiPaula
Name - Type or Print

Signature

DiPaula & Sullivan, LLC
Company

36 S. Main St. 410-893-4255
Address Telephone No.

Bel Air, MD 21014
City State Zip Code

Legal Owner(s):

Barbara A. Rogers
Name - Type or Print

Barbara A. Rogers
Signature

Gary C. Hohman
Name - Type or Print

Gary C. Hohman
Signature

1123 Tace Drive, Apt. 1D 410-574-7580
Address Telephone No.

Baltimore, MD 21221
City State Zip Code

Representative to be Contacted:

Douglas DuVal, DBS & Associates, LLC
Name

1729 York Rd. Suite 205 410-666-5467
Address Telephone No.

Lutherville, MD 21093
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING CALL DiPAULA
Reviewed By SDO **Date** 07-12-02

9/16/02 RECEIVED

Case No. 03-21-A

REV 9/15/98

Variances requested:

Section 1B02.3.C.1 to allow a residential lot for a single-family dwelling in a DR3.5 zone, with a rear yard setback of 24.5 feet in lieu of the required 30 feet; front yard setback of 20.2 feet in lieu of the required 30 feet; side yard setback (on the roadside) of 10.7 feet in lieu of the required 30 feet; and a sum of side yard widths of 21 feet in lieu of the required 25 feet; and to permit use of an undersized lot.

Reasons for Variance:

Petitioners' building plans have been altered due to serious health problems necessitating a one-story dwelling instead of a two-story, and Petitioners cannot find another larger property near the water which is affordable. The irregular shape of the lot, and fronting on two streets, prevents Petitioners from turning the house to meet the setbacks. The zoning of the property has also changed, affecting the requests.

03.71.A

03-211-A.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14391

DATE 07-12-A ACCOUNT R.CC1.CC6.E15C

AMOUNT $ 100

RECEIVED FROM: ROBERT A. HOFMAN

FOR: PAC UNE 5 UNDESIGNED LOT. 2C
TAC

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
7/12/2002	7/12/2002	11:55:38

REG WS04 WALKIN DMCL DMD DRAWER 2
>>RECEIPT # 187033 7/12/2002 OFLN
Dept 5 538 ZONING VERIFICATION
CR NO. 014391
Recpt Tot $100.00
100.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #03-021-A
1706 Anne Avenue
N/west corner of Anne Avenue and Carvel Road
15th Election District – 5th Councilmanic District
Legal Owner(s): Barbara A. Rogers

Variance: to allow a residential lot for a single-family dwelling in a D.R. 3.5 zone, with a rear yard setback of 24.5' in lieu of the required 30' front yard setback of 20.2' in lieu of the required 30' side yard setback (on the road-side) of 10.7' in lieu of the required 30' and sum of side yard widths of 21' in lieu of the required 25', and to permit use of an undersized lot.

Hearing: Friday, September 6, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
8/294 August 22

C557634

CERTIFICATE OF PUBLICATION

8/22/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/22/, 2002.

☒ The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

S. Wilkinson

LEGAL ADVERTISING

9/6

CERTIFICATE OF POSTING

RE: Case No. **03-021-A**
Petitioner/Developer:
Barbara A. Rogers
Hearing Date: **09/06/02**

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

Attention: Mr. George Zahner

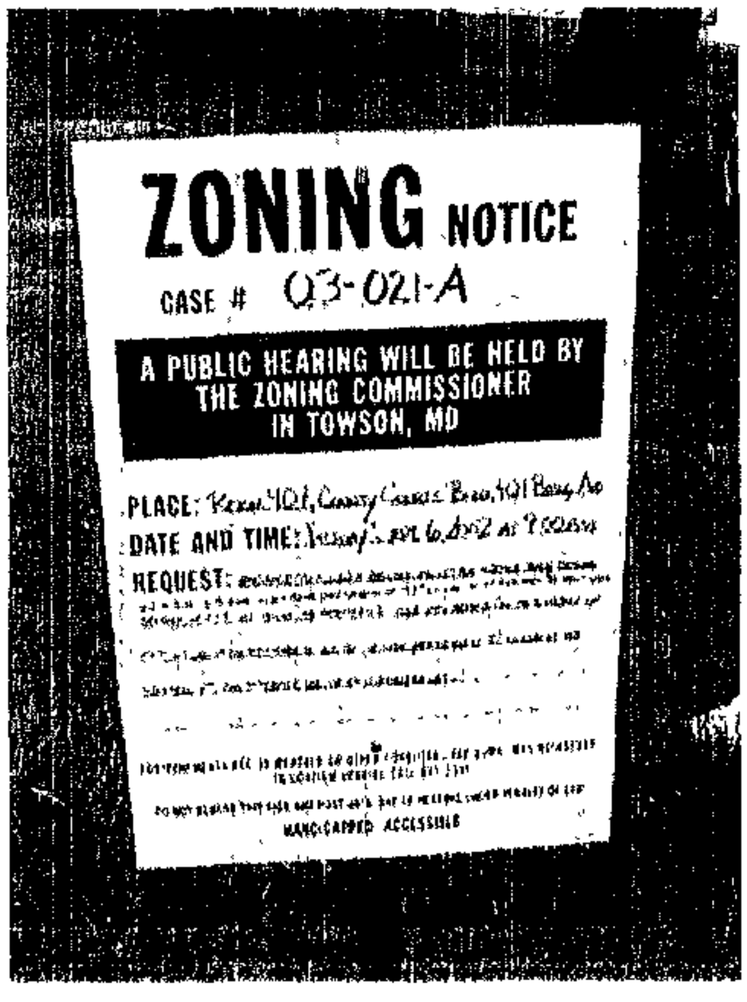
Ladies and Gentlemen:

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 **1706 Anne Ave.**

The sign(s) were posted on **08/22/02.**

Sincerely,

Diana Sugiuchi
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



RE:	PETITION FOR VARIANCE. 1706 Anne Avenue,N/west corner Anne Avenue & Carvel Road 15th Election District 5th Councilmanic District Legal Owner: Barbara A. Rogers Petitioner	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-021-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of July, 2002, a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaula, DIPAULA & SULLIVAN, LLC, 34 South Main Street, Bel Air, Maryland 21014 Attorney for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 22, 2002– Jeffersonian

Please forward billing to:

Anthony J. DePaula
DiPaula & Sullivan, LLC
34 S. Main Street
Bel Air, MD 21014

410-893-4255

NOTICE OF ZONING HEARING

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

CASE NUMBER 03-021-A
1706 Anne Avenue
N/west corner of Anne Avenue and Carvel Road
Election District 15th Councilmanic District 5th
Legal Owner: Barbara A. Rogers

VARIANCE to allow a residential lot for a single-family dwelling in a D.R. 3.5 zone, with a rear yard setback of 24.5' in lieu of the required 30' front yard setback of 20.2' in lieu of the required 30' side yard setback (on the roadside) of 10.7' in lieu of the required 30' and sum of side yard widths of 21' in lieu of the required 25', and to permit use of an undersize lot.

HEARING: Friday, September 6, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 24, 2002

NOTICE OF ZONING HEARING

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

CASE NUMBER 03-021-A
1706 Anne Avenue
N/west corner of Anne Avenue and Carvel Road
Election District 15th Councilmanic District 5th
Legal Owner: Barbara A. Rogers

VARIANCE to allow a residential lot for a single-family dwelling in a D.R. 3.5 zone, with a rear yard setback of 24.5' in lieu of the required 30' front yard setback of 20.2' in lieu of the required 30' side yard setback (on the roadside) of 10.7' in lieu of the required 30' and sum of side yard widths of 21' in lieu of the required 25', and to permit use of an undersize lot.

HEARING: Friday September 6, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Anthony J. DiPaula DiPaula & Sullivan, LLC 34 S. Main Street Bel Air MD 21014
Barbara A. Rogers Gary C. Hohman 1123 Tace Drive, Apt. 1D Baltimore, MD 21221
Douglas DuVal, DBS & Associates, LLC 1729 York Road Suite 205 Lutherville, MD 21093

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY August 22, 2002**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

August 30, 2002

Anthony J DiPaula
DiPaula & Sullivan LLC
34 S Main Street
Bel Air MD 21014

Dear Mr. DiPaula:

RE: Case Number: 03-021-A, 1706 Anne Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 12, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Barbara A Rogers, Gary C Hohman, 1123 Tace Drive, Apt 1D, Baltimore 21221
Douglas DuVal, DBS & Assoc, 1729 York Road, Ste 205, Lutherville 21093
People's Counsel

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Baltimore County
Fire Department

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

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

July 23,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 23, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

021
018-023, 025, 027-030

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

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 19, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For July 29, 2002
Item No. 021

The Bureau of Development Plans Review did not receive plans for the subject item.

RWB:CEN:jrb

cc: File

ZAC-7-29-2002-ITEM 021-8192002

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS 8/12

DATE: August 12, 2002

SUBJECT: Zoning Item 021
Address 1706 Anne Avenue (Hohman Property)

Zoning Advisory Committee Meeting of July 22, 2002

____ 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 (Section 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).

Additional Comments:

See attachment.

Reviewer: Keith Kelley Date: August 12, 2002

CBCA Zoning Comments (zoning item #921)

X The property is located within the Limited Development Area (LDA), ~~or Resource Conservation Area (RCA), or Intensely Developed Area (IDA)~~ of the Chesapeake Bay Critical Area (CBCA).

____This proposal must use best management practices, which reduce pollutant loadings by 10%.

____Man-made impervious surfaces are limited to 15% for lots greater than ½ acre in size.

X Man-made impervious surfaces are limited to 25% for lots less than ½ acre in size.

X Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to 25% of the lot & 500 square feet ~~or 31.25%~~ of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

X If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

X 15% forest must be established or maintained. This equates to 2 trees for a lot of this size.

____Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

X All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

____The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

____ If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

____If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling

____A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

____A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

Kdk#14/cbcazoningcomments

9/10/02
D. Jamison

Sept 9/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 30, 2002

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

JUL 31

SUBJECT: 1706 Anne Avenue

INFORMATION:

Item Number: 03-021

Petitioner: Barbara A Rogers

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a rear yard setback of 24.5 feet in lieu of the minimum required 30 feet; a front yard setback of 20.2 feet in lieu of the minimum required 30 feet; a sum of side yard widths of 21 feet in lieu of the minimum required 25 feet; and, to permit the use of an undersized lot.

Prepared by: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC:

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

Residential Processing Fee Paid
($50.00)

Accepted by _____
Date _____

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

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Anthony J. DiPaula, Esq., 34 S. Main St., Bel Air, MD 21014 410-893-4255
Print Name of Applicant — Address — Telephone Number

Lot Address 1706 Anne Avenue Election District ____ Councilmanic District ____ Square Feet _____

Lot Location: N ~~X~~ W/side/corner of Anne Avenue (street), at ____ feet from N E S W corner of Carvel Grove Rd. (street)

Land Owner: Barbara A. Rogers and Gary C. Hohman Tax Account Number 23-00-001785

Address: 1123 Tace Drive, Apt. 1D Telephone Number (410) 574-7580

CHECKLIST OF MATERIALS-. (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED? YES	NO
1. This Recommendation Form (3 copies)	✓	
2. Permit Application Variance Approval		
3. Site Plan Property (3 copies)	✓	
Topo Map (2 copies) *available* in Room 206, County Office Building - *(please label site clearly)*	✓	
4. Building Elevation Drawings	✓	
5 Photographs (please label all photos clearly) Adjoining Buildings	✓	
Surrounding Neighborhood	✓	

6. Current Zoning Classification: DR 3.5

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations.

Signed by _____
for the Director, Office of Planning and Community Conservation

Date: _____

Revised 2/25/99

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

03-2(-D

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avevnue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____.
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is $50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES_____ NO_____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

_____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

Revised 2/25/99

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.19.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 021 JRA

Dear. Mr. Zahner:

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

Case Number 03-021A

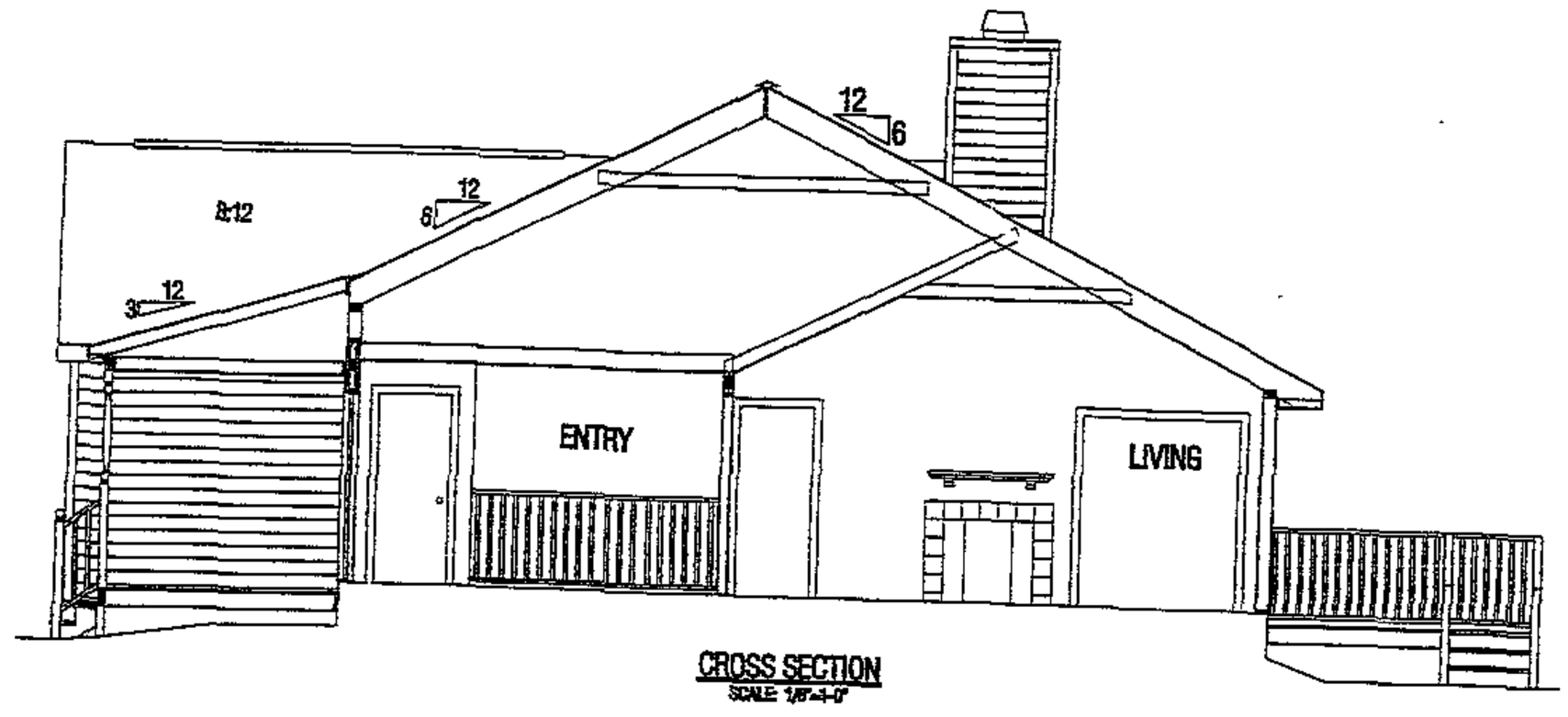
9/6/02

PLEASE *PRINT* LEGIBLY

PETITIONER'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
ANTHONY J. DIPAULA	34 S. MAIN ST.	Bel Air, MD	21014
Douglas W. DeVol	1729 Vale Rd.	Ludlowville MD	21093
GARY CASPER HOHMAN	617 WEIR LANE	BALT MD	21221

Revised 4/17/00

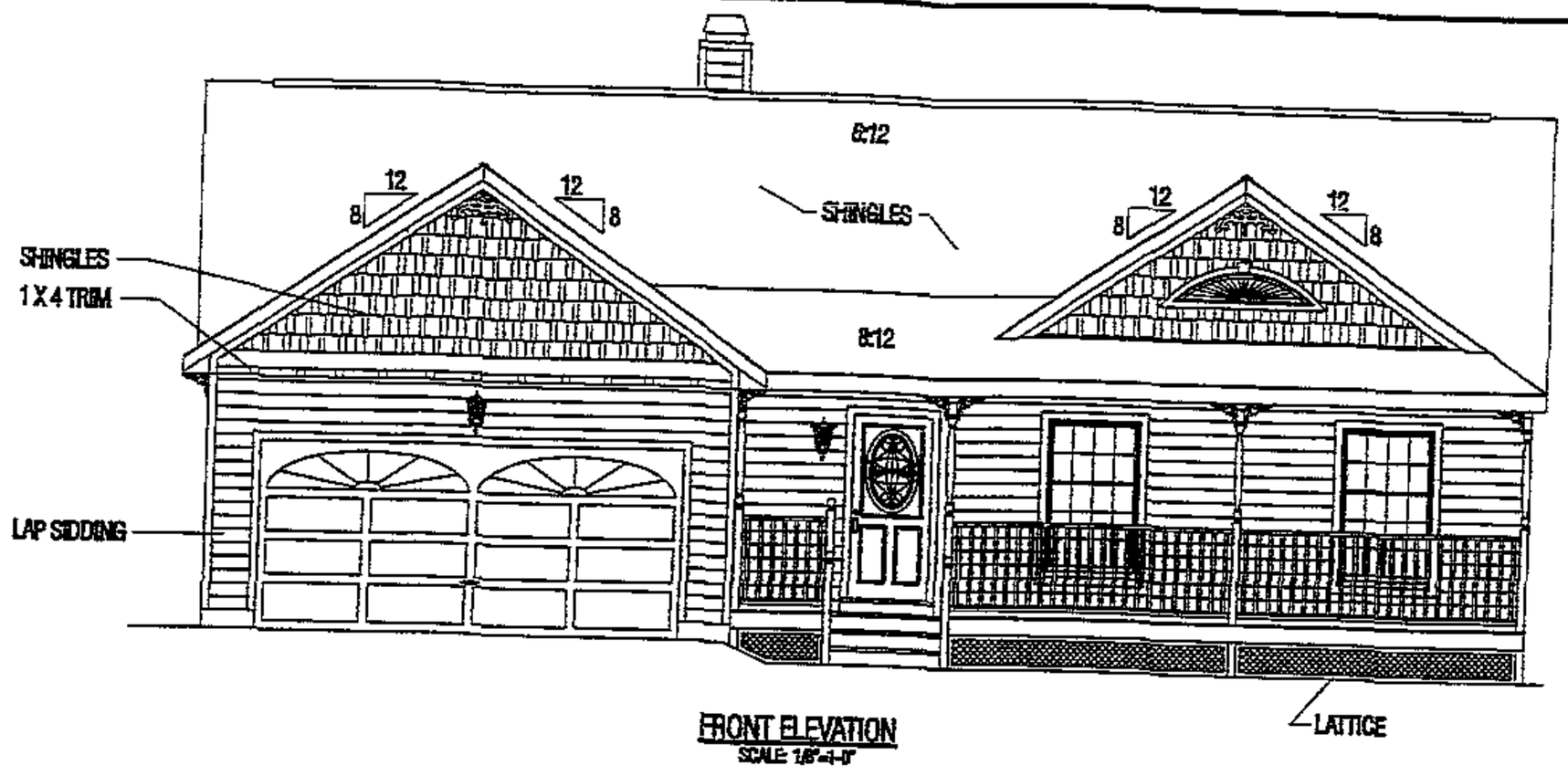


CROSS SECTION
SCALE: 1/8"=1'-0"

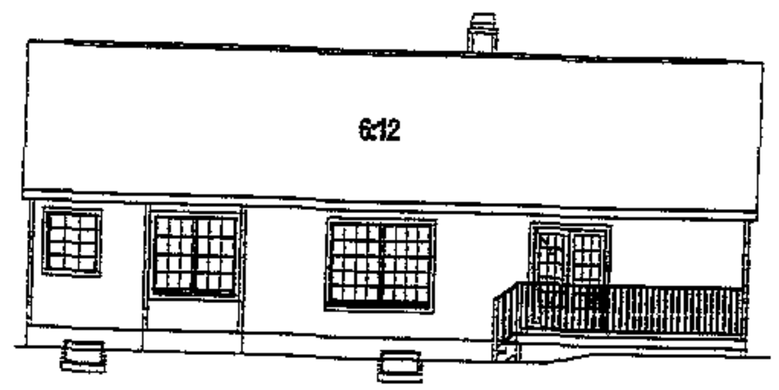
NOT FOR CONSTRUCTION
FOR CONSTRUCTION DRAWINGS PLEASE CALL 1-800-562-1041

G24-721

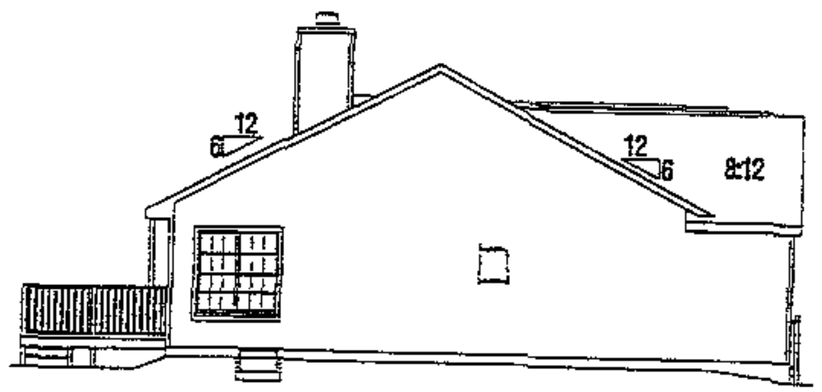
03-21-A



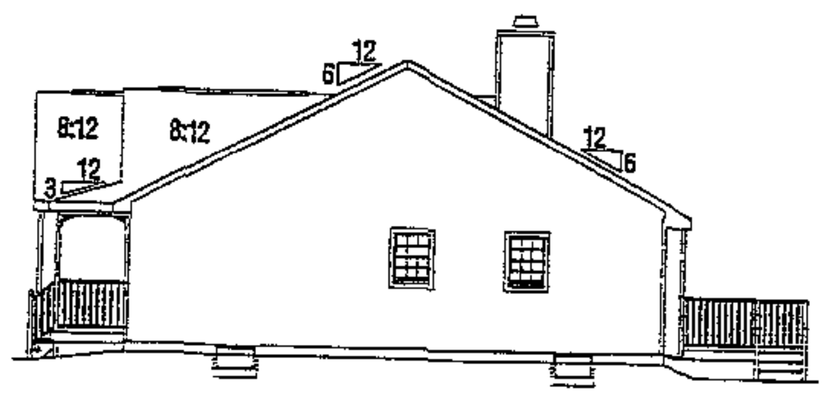
FRONT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION
FOR CONSTRUCTION DRAWINGS PLEASE CALL 1-800-562-1041

624-721

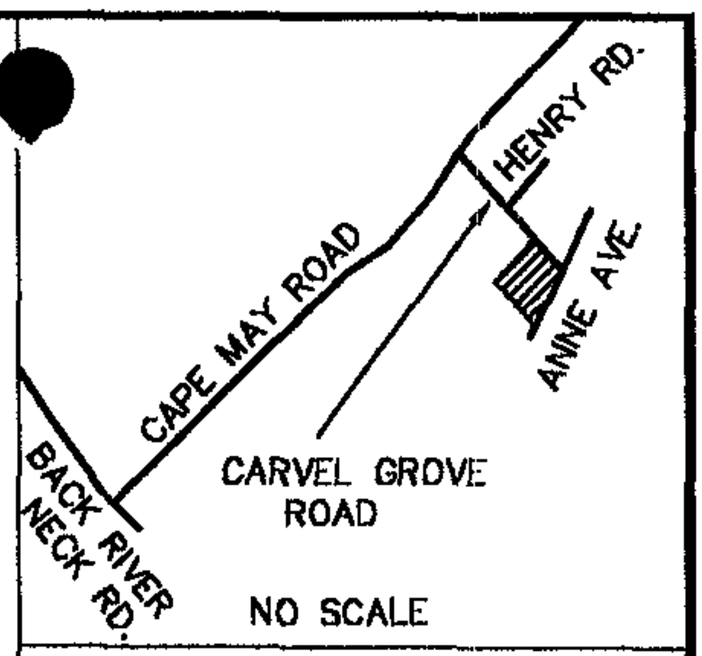
03.26.20

✳ OWNERS: GARY HOHMAN and BARBARA A. ROGERS

1) REQUEST: REAR YARD OF 24.5', IN LIEU OF THE REQUIRED 30'

2) REQUEST: FRONT YARD OF 20.2', IN LIEU OF THE REQUIRED 30'

3) REQUEST: ROADSIDE SIDEYARD OF 10.7', IN LIEU OF THE REQUIRED 30'



#616

26'

1 STY. FRAME

BEVANS
11615/382
TAX ACCT. NO. 15-20-661200

CARVEL GROVE ROAD
(30' R/W)

1 STY. FRAME
#620

38'

WRIGHT
7930/426
TAX ACCT. NO. 15-10-451330

14'

N 54°53'22" E 81.58'

PROPOSED 1 STY. HOUSE (44'x60')

24.5'

S 33°38'43" E 85.16'

N 33°38'45" W 33'

10.3'

#1706

10.7'

FRONT

30.2'

DROSKI
13322/381
TAX ACCT. NO 23-00-001786

12'

107.53'

32'

S 39°39'45" W 85.14'

POB

1 STY FRAME
#1704

ANNE AVENUE
(30' R/W)

LOCATION INFORMATION

ELECTION DISTRICT: 15

COUNCILMANIC DISTRICT: 5

1"=200' SCALE MAP # NE 1

ZONING: DR 3.5

LOT SIZE= 0.18 AC
LOT SIZE=7858.22 SQ. FT.

SEWER: PUBLIC
WATER: PUBLIC

CHEASAPEAKE BAY CRITICAL AREA (YES)

100 YR. FLOOD PLAIN (NO)

HISTORIC PROPERTY/ BUILDING NO

PRIOR ZONING

HEARING: NONE

TRACT IS CURRENTLY VACANT

TAX ACCT. NO. 23-00-001785

PART OF LOTS 16 & 17 AS SHOWN ON PLAT OF CARVILLE GROVE, RECORDED AMONG THE LAND RECORDS OF BALTIMORE CO. IN PLAT BOOK W.P.C. NO. 05, FOLIO 52. DEED REFERENCE: S.M. 16310/472

0' *40'* *80'* *120'*

1706 ANNE AVENUE
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

DBS & ASSOCIATES, LLC

SURVEYING ● ENGINEERING

1729 YORK ROAD
SUITE 205
LUTHERVILLE MD 21093
PHONE: (410) 666-5467

DWG:91003

BALTIMORE County , MARYLAND
15TH Election District
DATE:JULY 3, 2002 *DRAWN BY: RBS JR.*

03-21-A

D.R.3.5

PIER

PRIVATE

LASKE AVE.

MAY

KATHERINE AVENUE

CAPE

PRIVATE ROAD

D.R.3.5

N1,000

CARVEL

GROVE

HENRY AVENUE

ROAD

WALL

PIER

LANNE AVENUE

WALL

PIER

WALL

PIERS

N534,000

E54,000

000

D.R.3.5

E963,000

E55,500

I - SE Z - SW

E - NE ZZ - NW

NE I

1" = 200'

2000 COMPREHENSIVE
ADOPTED
THE BALTIMORE COU
OCTOBER 10
Bills Nos. 87-00, 88-00, 89-00, 90-

2-13-02

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

03-21-07

Chairman, County

Front of lot looking northerly
from Anne Avenue

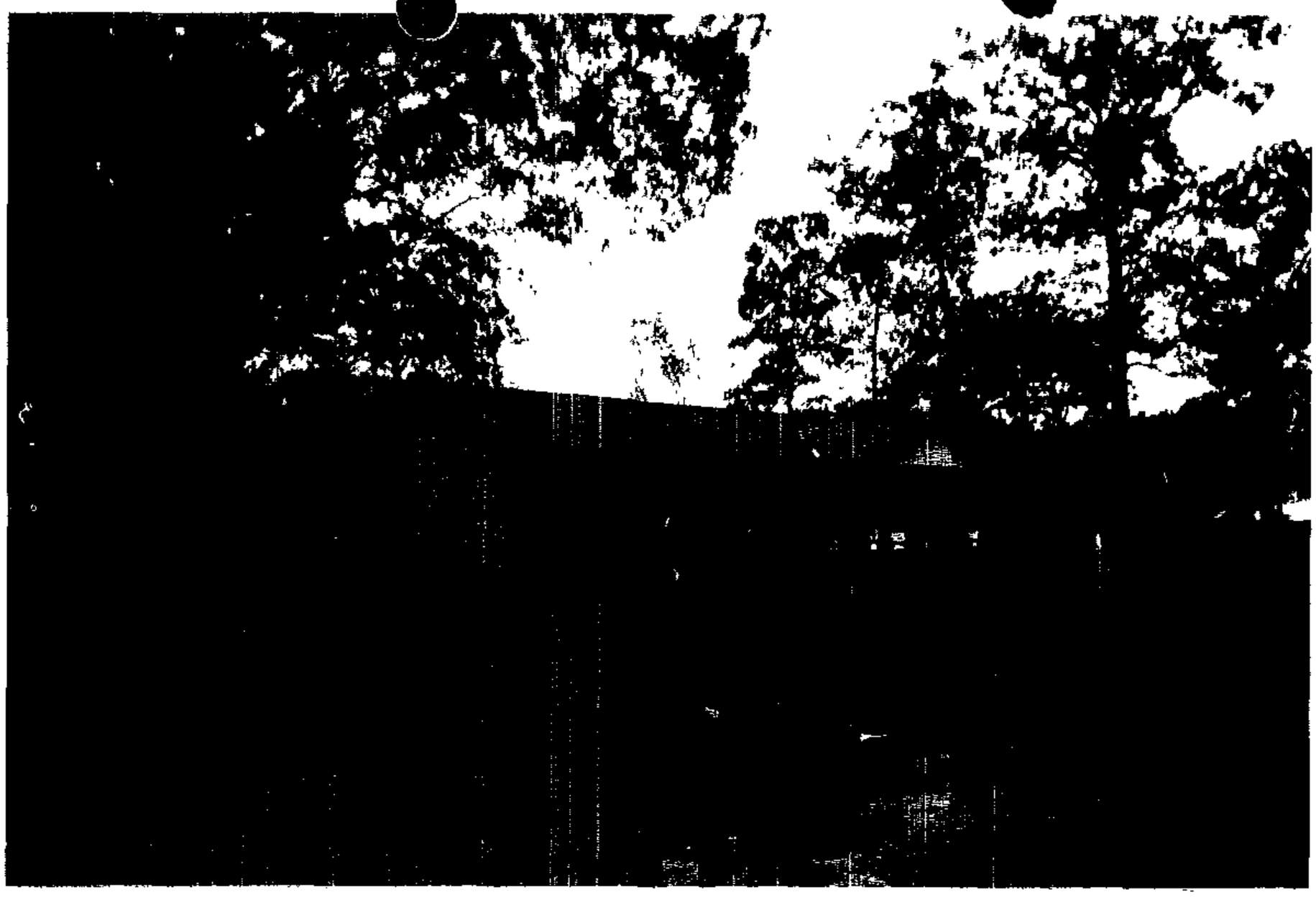
View looking southwesterly on
Anne Ave. (subject lot on right)

03.21.A

View looking easterly on Anne Ave. (subject out of frame on lower left corner)

View of neighbor's house on south side of Anne Ave., caddie corner from subject
(photo taken from subject)

03.21.A



Next door neighbor's house directly to the W/SW on Anne Ave.

Next door neighbor's house directly to the N/NW on Carville Grove Road

03-21-A

View of neighbor's house to the south across Anne Ave. from subject property
(*note absence of setbacks*)

View of neighbor's house opposite subject on south side of Anne Ave.

03-21-A

View looking southerly along Carville Grove Road (subject lot on right at far corner)

View looking N/NW on Carville Grove Road (subject lot on left)

03-21-A