

IN RE: PETITION FOR ADMIN. VARIANCE

Intersection of W/S Highland Avenue
and N/S Park Avenue
9th Election District
4th Councilmanic District
(612 Highland Avenue)

Carey Cezar
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 03-153-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Carey Cezar. The variance request is for property located at 612 Highland Avenue in the Towson area of Baltimore County. The variance request is from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 21.6 ft. on a corner lot in lieu of the required 25 ft. for 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 Deputy 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 REVERES FOR FILING

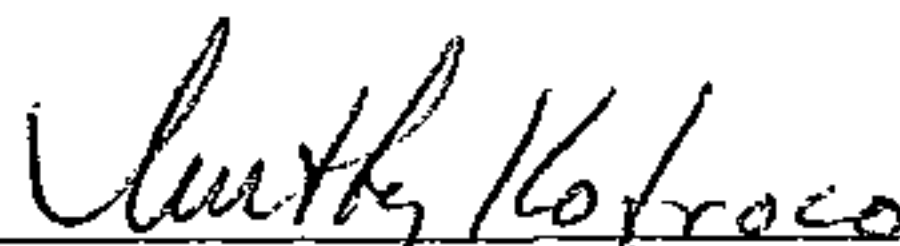
2013 10/22/02

2013 10/22/02

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 22nd day of October, 2002, that a variance from Section 1B02.3C.1 of the B.C.Z.R., to permit a side yard setback of 21.6 ft. on a corner lot in lieu of the required 25 ft. for 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 her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

10/22/02
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 22, 2002

Ms. Carey Cezar
612 Highland Avenue
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 03-153-A
Property: 612 Highland Avenue

Dear Ms. Cezar:

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 "Timothy M. 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 612 HIGHLAND

which is presently zoned DR55

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) 1002.3C.1. (BCZR) + S-14 (ZCPM)

TO PERMIT A SIDE ^{1 YARD} SETBACK OF 11.6 FEET ON A CORNER.
LOT IN LIEU OF THE REQUIRED 25 FEET.

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

612 HIGHLAND AVE. 410-337-7561

Address

Telephone No.

TOWSON MD

City

State

21204

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Telephone No.

Company

City

State

Zip Code

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, 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. 03-153-A

Reviewed By D. THOMPSON Date 9/26/02

REV 10/25/01

Estimated Posting Date 10/7/02

ORDER RECEIVED FOR FILING

Date

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 612 Highland Av
Address
TOWSON MD 21204
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):

I wish to add 1 bedroom, bathroom, and storage space to accomodate my growing family.

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.

Carey Cezar
Signature
CAREY CEZAR
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of SEPTEMBER, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CAREY CEZAR
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

James E. Howard
Notary Public
My Commission Expires MY COMMISSION EXPIRES MARCH 27, 2006

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 612 Highland Av
Address
Towson MD 21204
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):

I wish to add 1 bedroom, bathroom and storage space to accommodate my growing family

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.

Carey Cezar
Signature

CAREY CEZAR
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of SEPTEMBER, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CAREY CEZAR
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

James E. Henderson
Notary Public
My Commission Expires MY COMMISSION EXPIRES MARCH 27, 2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 612 HIGHLAND AV

which is presently zoned DRS.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) 1502.3C.1. (BCZR) + S-14 (ZCPM)

TO PERMIT A SIDE^{YARD} SETBACK OF 21.6 FEET ON A CORNER LOT IN LIEU OF THE REQUIRED 25 FEET.

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

612 HIGHLAND AVE.

410-337-7561

Address

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

Representative to be Contacted:

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

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. 03-153-A

Reviewed By D. THOMPSON Date 9/26/02

REV 10/25/01

Estimated Posting Date 10/7/02

ZONING DESCRIPTION

Beginning at the intersection of the west side of Highland Avenue with the north side of Park Avenue and running thence westerly, binding on the north side of Park Avenue 155 feet, thence northerly 45 feet, thence easterly 149 feet 8 inches to the west side of Highland Avenue, and thence southerly 80 feet along the west side of Highland Avenue to the place of the beginning. The improvements thereon commonly known as 612 Highland Avenue.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 10025

DATE 9/26/02 ACCOUNT 0010066150

AMOUNT \$ 50.00

RECEIVED FROM: JOHN CEZAR

FOR: ITEM # 153 03-153-A

612 HIGHLAND AVE, 21204 BY DET.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

9/26/2002 9/26/2002 12:05:52

REG 0005 BALTIMORE REG LRB DEPT.

RECEIPT # 295269 9/26/2002 OF LR

DEPT 5 528 ZONING VERIFICATION

CP NO. 016825

Receipt tot \$50.00

50.00 CR .00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-153-A

Petitioner/Developer: _____

CEZAR

Date of Hearing/Closing: 10/22/02

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

MR. GEORGE SAHNER
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 _____

612 HIGHLAND AVE

The sign(s) were posted on 10/7/02
(Month, Day, Year)

Sincerely,

Richard E. Hoffman 10/7/02
(Signature of Sign Poster and Date)

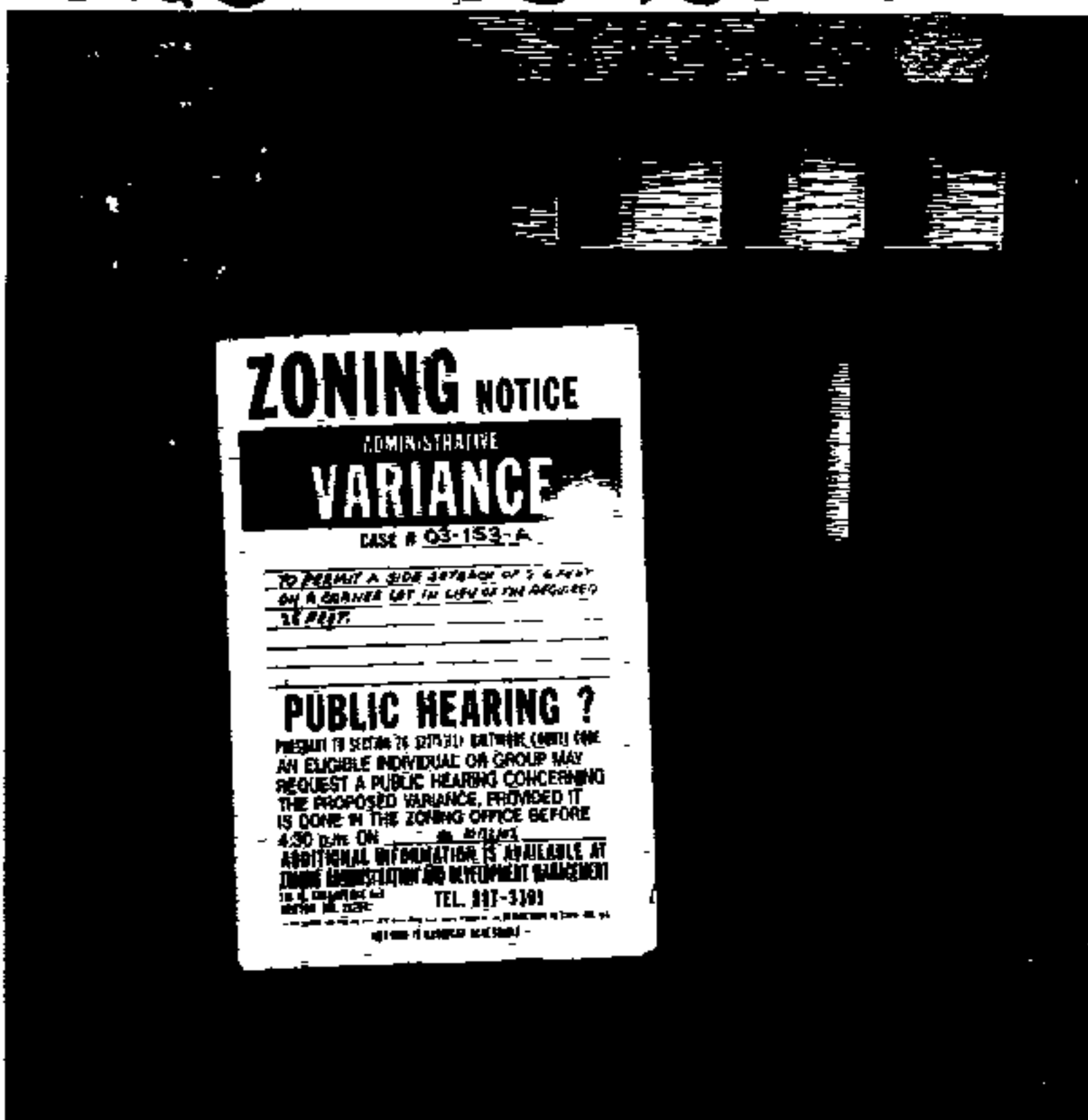
RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)

CASE # 03-153-A



612 HIGHLAND AVE.

POSTED 10/7/02

Richard E. Hoffman 10/7/02

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 153 -A

Address 612 HIGHLAND AVE., 21204

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/26/02

Posting Date: 10/7/02

Closing Date: 10/22/02

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 03- 153 -A

Address 612 HIGHLAND AVE., 21204

Petitioner's Name CEZAR

Telephone 410-337-7561

Posting Date: 10/7/02

Closing Date: 10/22/02

Wording for Sign: To Permit A SIDE SETBACK OF 21.6 FEET ON A

CORNER LOT IN LIEU OF THE REQUIRED 25 FEET.

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: 03-153-A

Petitioner: CEZAR

Address or Location: 612 HIGHLAND AVE., 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: CAREY CEZAR

Address: 612 HIGHLAND AVE.

TOWSON, MD 21204

Telephone Number: 410-337-7561

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 21, 2002

Carey Cezar
612 Highland Avenue
Towson, MD 21204

Dear Sir or Madam:

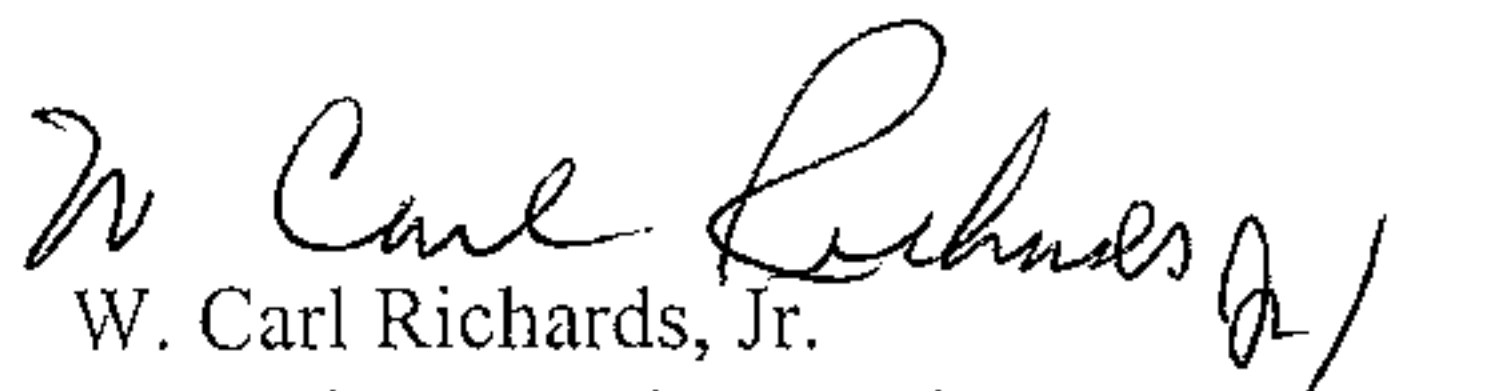
RE: Case Number: 03-153-A, 612 Highland

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 26, 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.

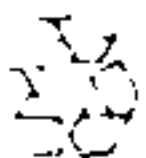
If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: File
People's Counsel





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

September 10, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

148-151, (153)-158

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

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 2002
Item Nos. 147, 148, 149, 150, 151,
152, 153, 154, 155, 156, 157, and 158

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *235 / TGT*

DATE: October 25, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of October 7, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

153

147-148, 150-154, 156-158

AV
10/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 10, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-153

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: Lynne Jablon

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 17.4.02

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

RE: Baltimore County
Item No. 153 DT

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,

1- 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



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

May 2, 2003

Mr. & Mrs. John Cezar
612 Highland Avenue
Towson, Maryland 21204

RE: Spirit & Intent of Zoning Case No. 03-153-A,
612 Highland Avenue
9th Election District

Dear Mr. & Mrs. Cezar:

Your letter to Permits and Development Management has been referred to me for reply. Based upon the written order for the above referenced case dated October 22, 2002 the following has been determined.

Provided that this proposed addition does not extend past the side setback of 21.6-feet as granted by the Deputy Zoning Commissioner in the above case then this office will permit the change in the proposed addition.

A copy of this letter and your letter will be part of this case file. If you have any questions please do not hesitate calling me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Donna Thompson".

Donna Thompson
Planner II
Zoning Review

DT

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



Printed with Soybean Ink
on Recycled Paper

4/14/03
WLR

April 12, 2003

To: DT
STI

4/15/03

W
ASAP

Arnold Jablon
Director of P.D.M.
111 West Chesapeake Av.
Towson Maryland 21204

Dear Mr. Jablon,

I am writing to you today to ask for your consideration in reviewing permit # B 505830 in regards to an error in the original site plan. In September 2002 I had filed for a building permit with a site plan that included a proposed addition on the rear on my residence. I then petitioned for an administrative variance due to the proximity of the dwelling to the side street setback. According to the zoning regulations I understood there to be a minimum of 25 feet from the structure to the setback. The structure was located approximately 23.5 feet before the proposed addition was added which made it necessary for me to file for an administrative variance. The variance case # 0-153-A was granted. However, once we started to break ground for the addition it was discovered by the excavator that the distance between the existing structure and the setback had been measured in error. With the aid of a computerized laser and transit it was found that there was actually a greater distance between the structure and the setback, where I thought there was only 23' 5" was 25'. Using this new, more accurate measurement would allow for the addition of 2'9" toward the rear of the property, and still be within the 21' 6" to the setback of the side street granted by the variance.

I am asking for your consideration to allow an additional 2'9" to be added to the rear of the addition. I believe that a reconsideration would not alter the spirit and the intent of the above mentioned administrative variance because the new structure will ~~fall within the~~ 21'6" granted by the administrative variance in case # 03-153-A. I have included with this letter copies of the original and amended site plans.

Mr. Jablon, I would appreciate your timely response in this matter. My wife and I have already contracted a builder and progress in the continued construction is based upon your decision.

Yours Truly,


John Cezar

Since I am under construction at this time
could you please consider giving a
rapid response as possible

I can be contacted @ 443 865 4930
once the response is ready. Please call me
for pick up & response.

APR 14 2003
03-1037

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 4-9-03

OEA: J

HISTORIC DISTRICT/BLDG.

PERMIT #: B
RECEIPT #: A
CONTROL #: MR
XREF #:

PROPERTY ADDRESS: 612 Highland Ave
SUITE/SPACE/FLOOR
SUBDIV: NW Cor. Park Ave.
TAX ACCOUNT #: 0913858220
OWNER'S INFORMATION (LAST, FIRST)

YES ☒ NO
DO NOT KNOW

DISTRICT/PRECINCT

FEE: 36.00 Rev.
PAID: 36.00
PAID BY:
INSPECTOR:

NAME: CAREY D. CEZAR
ADDR: 612 Highland Ave
21204-3831

DOES THIS BLDG.
HAVE SPRINKLERS
YES NO

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

APPLICANT INFORMATION
NAME: CAREY CEZAR
COMPANY:
STREET: SAME
CITY/STATE/ZIP: TOWSON MD 21204
PHONE #: MHIC #
APPLICANT
SIGNATURE: Carey Cezar DRC#
PLANS: CONST 2 PLOT 4 PLAT 0 DATA 0 EL 1 PL 1
TENANT
CONTR: OWNER
ENGR:
SELLR:

MHBR #

TYPE OF IMPROVEMENT

- NEW BLDG CONST
- ☒ ADDITION
- ☒ ALTERATION
- REPAIR
- WRECKING
- MOVING
- OTHER

TYPE OF USE

RESIDENTIAL

- ☒ ONE FAMILY FROM 03-153-A
- TWO FAMILY
- THREE AND FOUR FAMILY
- FIVE OR MORE FAMILY (ENTER NO UNITS)
- SWIMMING POOL
- GARAGE
- OTHER

TYPE FOUNDATION

- SLAB
- BLOCK
- CONCRETE

BASEMENT

- FULL
- PARTIAL
- NONE

TYPE OF CONSTRUCTION

- MASONRY
- ☒ WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- GAS
- OIL
- ELECTRICITY
- COAL

TYPE OF SEWAGE DISPOSAL

- PUBLIC SEWER EXISTS PROPOSED
- PRIVATE SYSTEM SEPTIC EXISTS PROPOSED
- PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. 2.

ESTIMATED COST: \$40,000
OF MATERIALS AND LABOR

PROPOSED USE: SFD + add/ALTS
EXISTING USE: SFD + DET GARAGE

OWNERSHIP

- ☒ PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY:

- ☒ DETACHED
- SEMI-DET.
- GROUP
- TOWNHSE
- MIDRISE
- HIRISE

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS:

1 FAMILY BEDROOMS GARBAGE DISPOSAL 1. Y 2. NO BATHROOMS KITCHENS

CLASS 04 LIBER FOLIO

BUILDING SIZE

FLOOR 1537
WIDTH 28'
DEPTH 23'
HEIGHT 34'10"
STORIES 2 + bsmt
LOT #'S
CORNER LOT
1. Y 2. N ZONING

LOT SIZE AND SETBACKS

SIZE 9424SF
FRONT STREET
SIDE STREET
FRONT SETBK NC
SIDE SETBK NC/NC
SIDE STR SETBK
REAR SETBK 60'

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN: 120 FINAL M.S.
FIRE :
SEDI CTL :
ZONING: 11/1 Final DT.
PUB SERV :
ENVRMNT :
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 4-9-03

OEA: *[initials]*

HISTORIC DISTRICT/BLDG.

PERMIT #: B
RECEIPT #: A
CONTROL #: MR
XREF #:

PROPERTY ADDRESS: 612 Highland Av
SUITE/SPACE/FLOOR:
SUBDIV: NW Cor. Park Ave.
TAX ACCOUNT #: 0913858270
OWNER'S INFORMATION (LAST, FIRST): 09 5

FEE: 36.00 Rev.
PAID: 36.00
PAID BY:
INSPECTOR:

NAME: CAREY D. CEZAR
ADDR: 612 Highland Av
21204-3831

DOES THIS BLDG.
HAVE SPRINKLERS
YES NO

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

APPLICANT INFORMATION
NAME: CAREY CEZAR
COMPANY:
STREET: SAME
CITY/STATE/ZIP: TOWSON MD 21204
PHONE #: MHIC # MHBR #

APPLICANT
SIGNATURE: Carey Cezar DRC#
PLANS: CONST 2 PLOT 4 PLAT 0 DATA 0 EL 1 PL 1
TENANT:
CONTR: owner
ENGR:
SELLR:

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS 3. ELECTRICITY
2. OIL 4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED
SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$ 40,000
OF MATERIALS AND LABOR

1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE: SEB + add/ALTS
EXISTING USE: SEB + DET GARAGE

OWNERSHIP: 1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS CLASS 04
POWDER ROOMS KITCHENS LIBER FOLIO

BUILDING SIZE

FLOOR 1337
WIDTH 28'
DEPTH 23'
HEIGHT 34'10"
STORIES 2 + bsmt
LOT # 3
CORNER LOT
1. Y 2. N ZONING

LOT SIZE AND SETBACKS

SIZE 9424 SF
FRONT STREET
SIDE STREET
FRONT SETBK NC
SIDE SETBK NC/NC
SIDE STR SETBK
REAR SETBK 60'

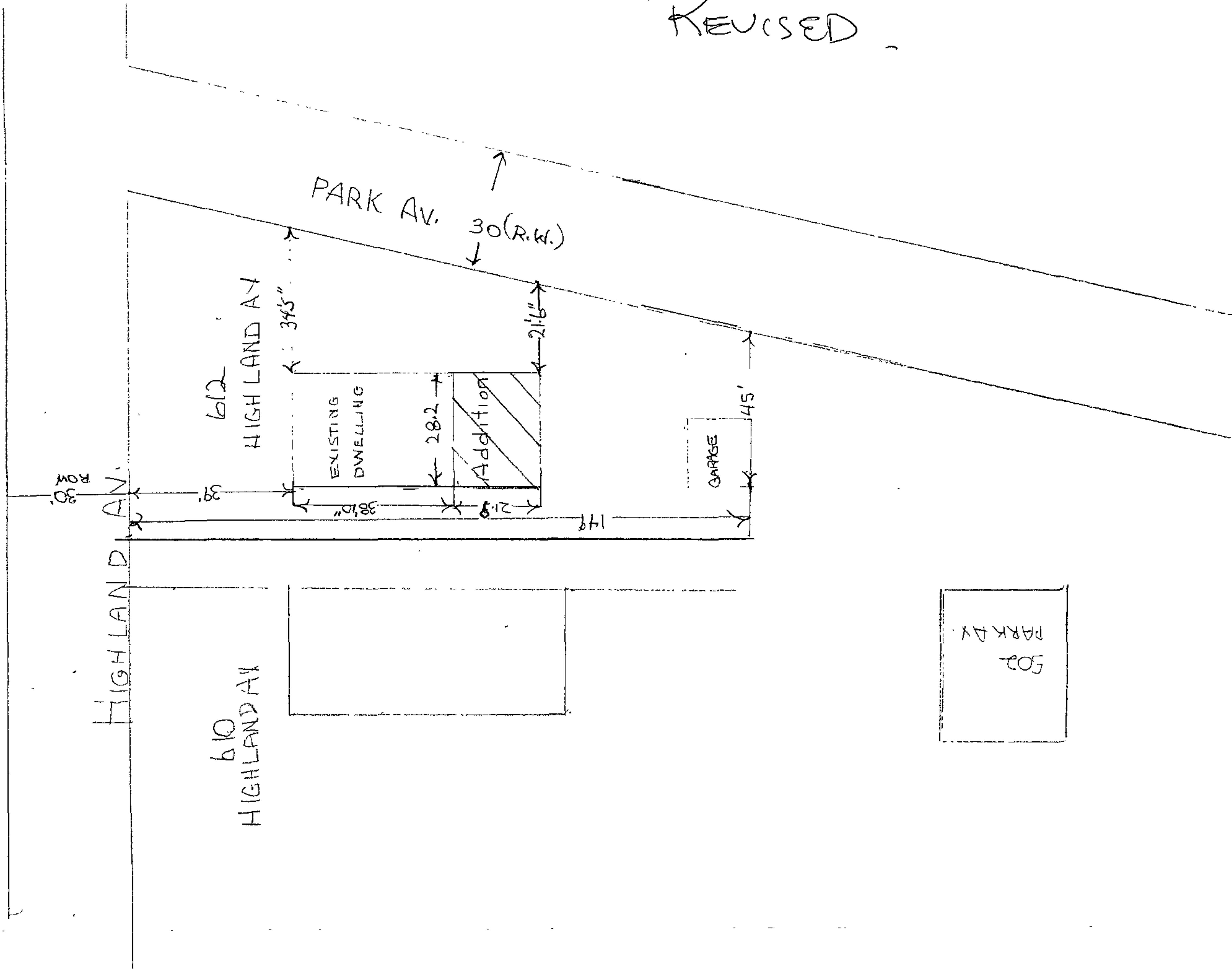
APPROVAL SIGNATURES

DATE

BLD INSP:
BLD PLAN: 120 FINAL H.S.
FIRE:
SEDI CTL:
ZONING: 1:1 Final DT.
PUB SERV:
ENVRMNT:
PERMITS:

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

REVISED



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 612 HIGHLAND AVE., 21204

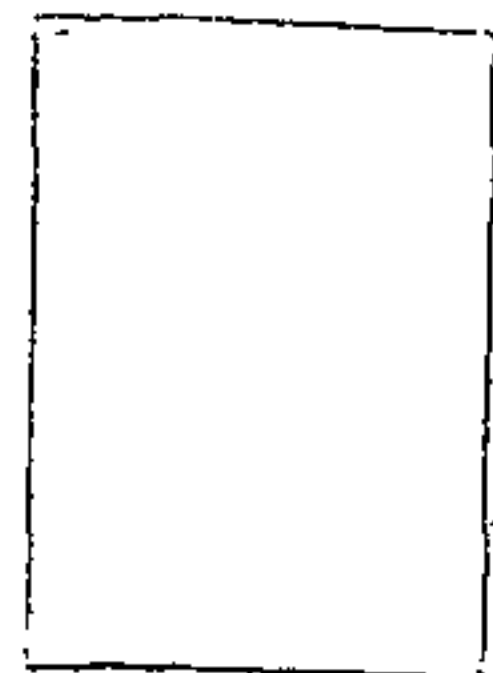
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

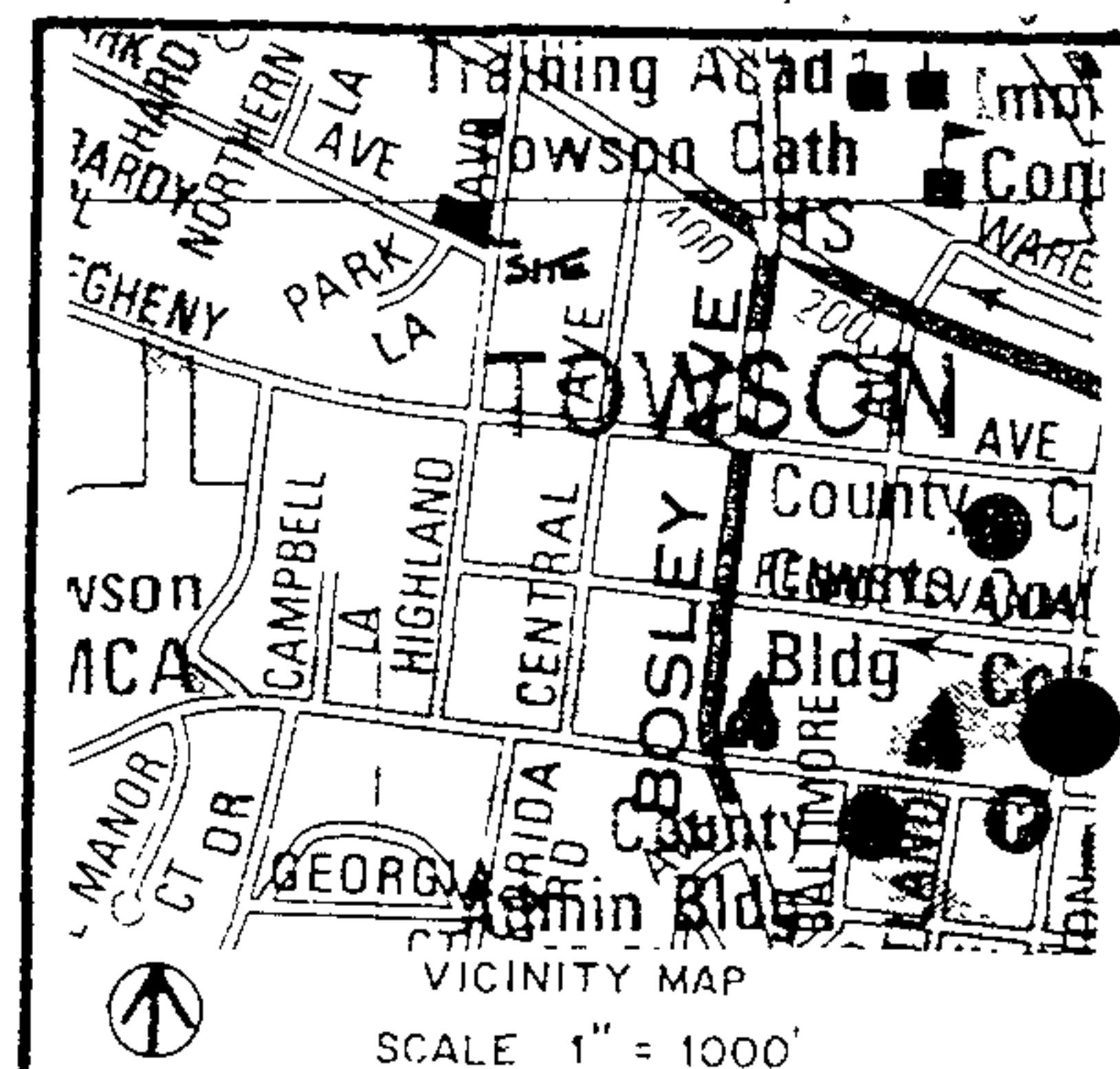
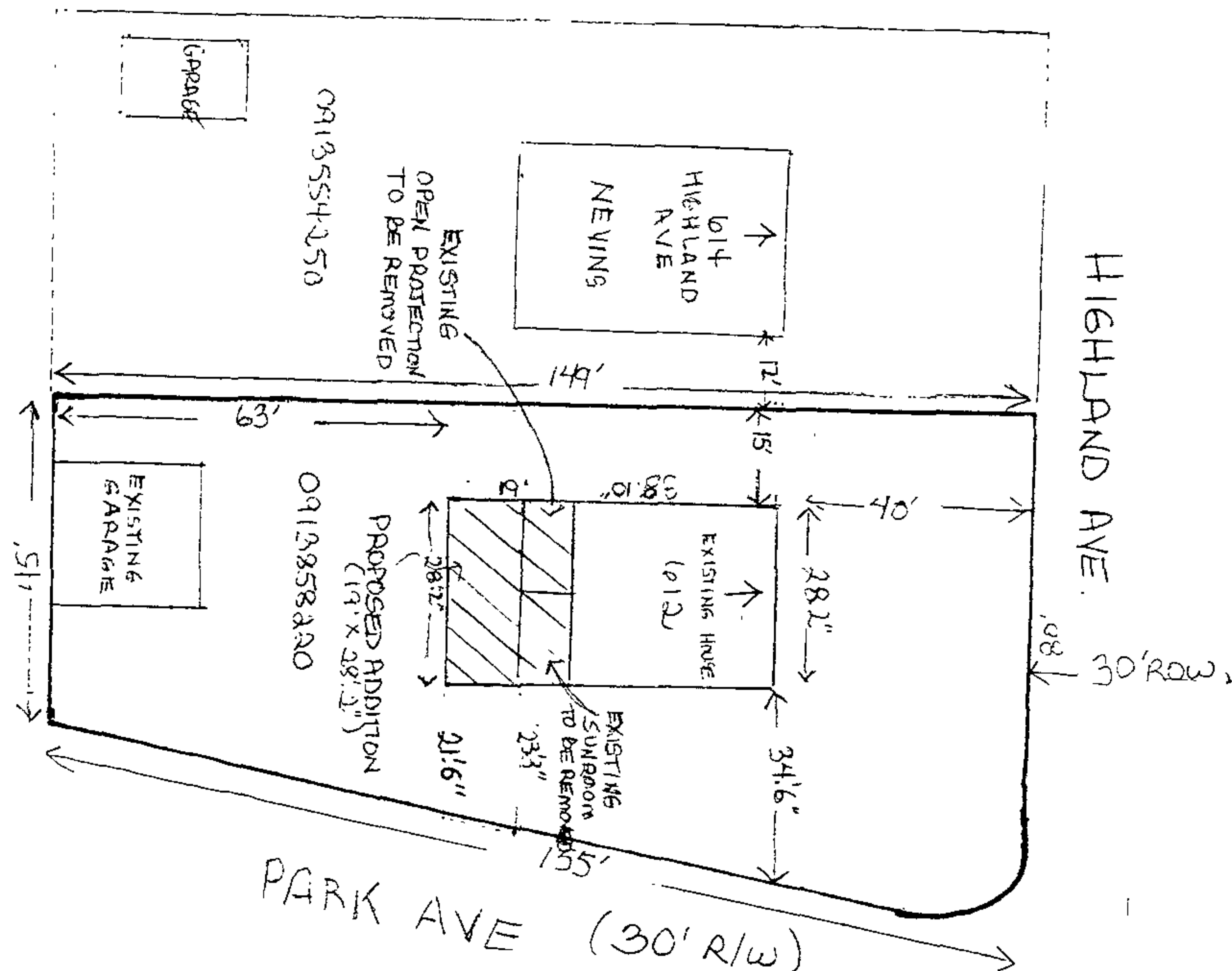
PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER CAREY CEZAR

Plat Ex. #1



CONNORS
50 PARK AVE



LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # NE 10 A

ZONING DR. 5.5

LOT SIZE 9424
ACREAGE 0.215 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

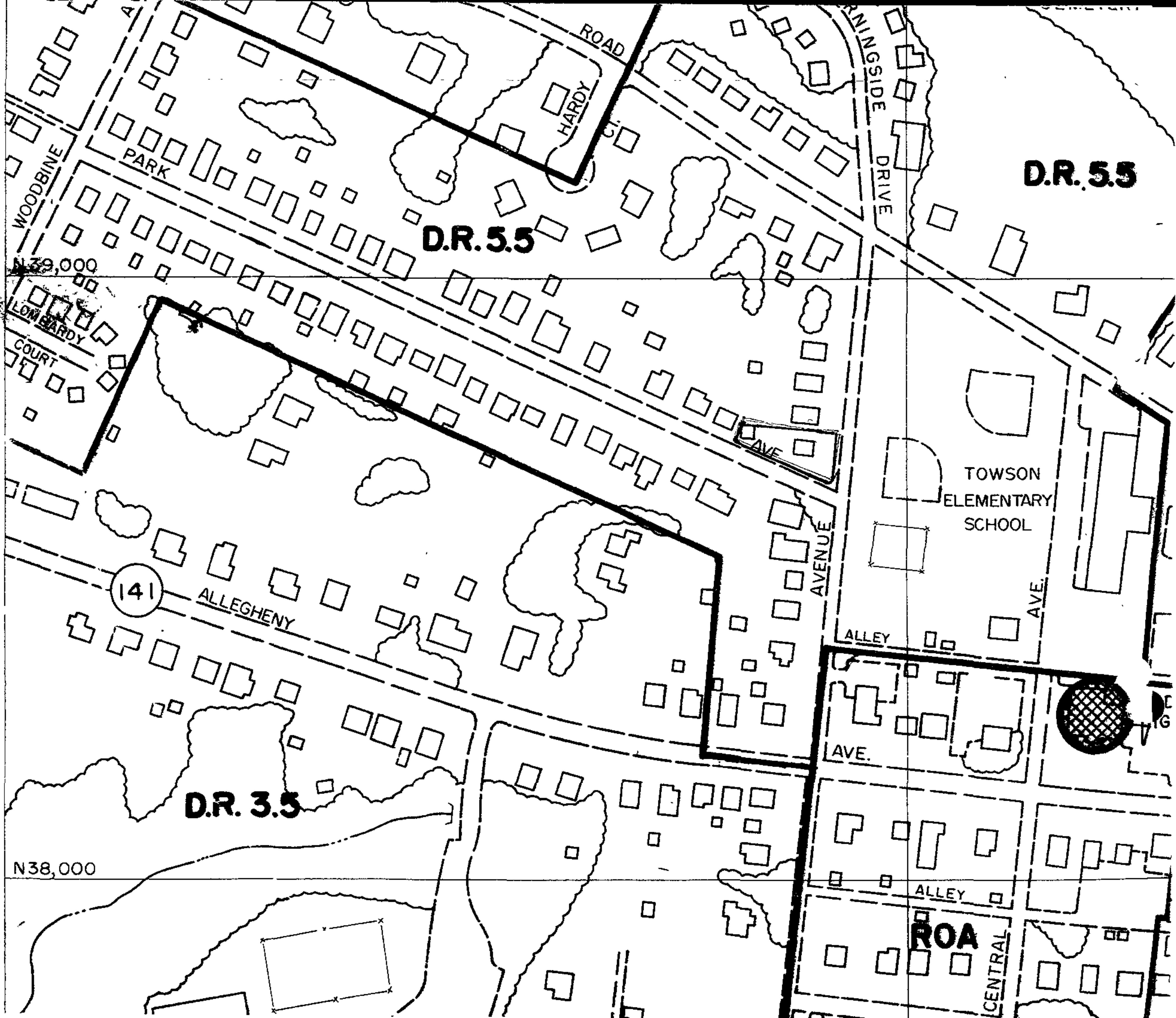
D. Thompson 153 03-153-A



NORTH

PREPARED BY JOHN CEZAR

SCALE OF DRAWING: 1" = 30'



D.R. 5.5

D.R. 5.5

TOWSON
ELEMENTARY
SCHOOL

D.R. 3.5

ROA

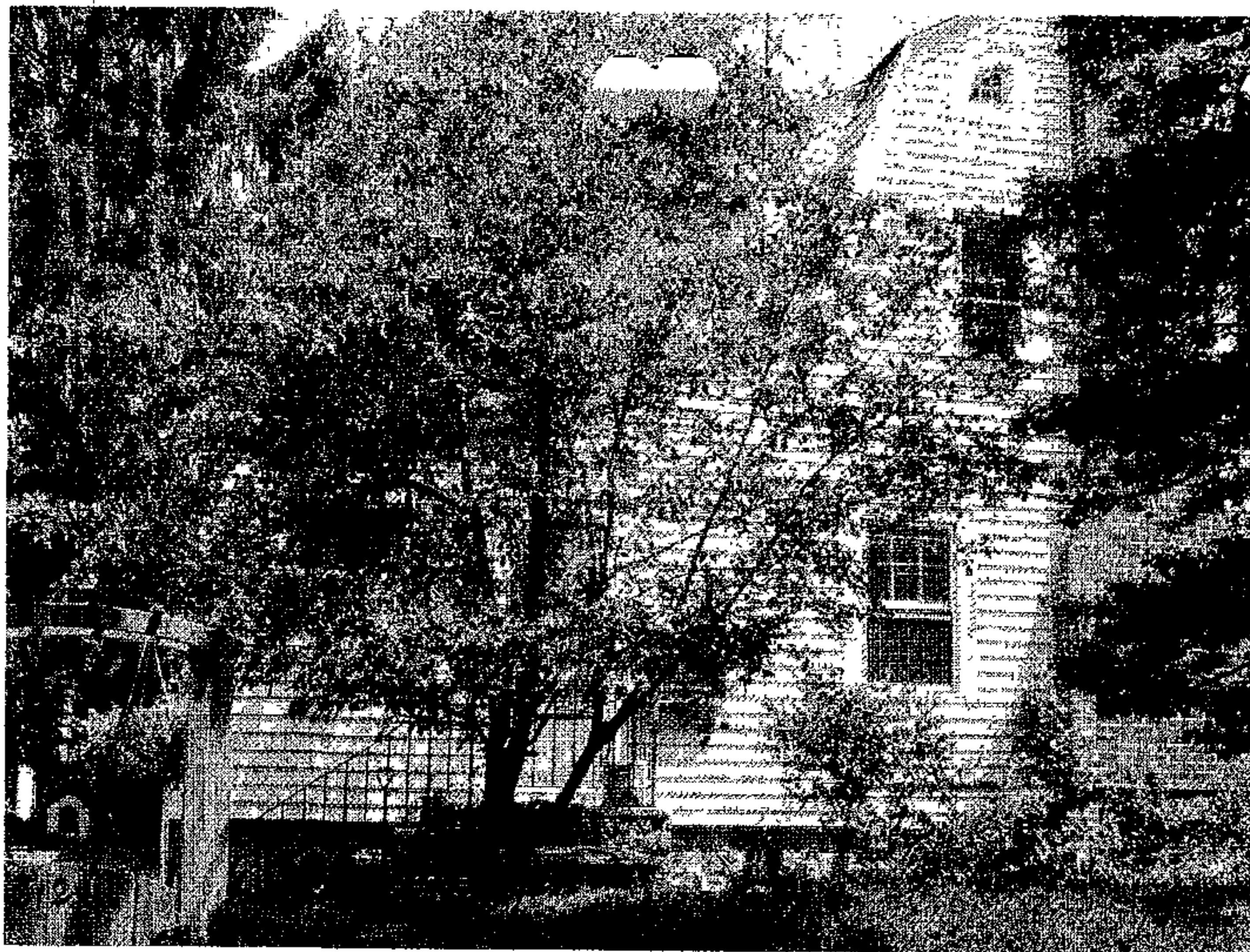
NE10A

NW
(SHEET NE 10-A)

N39,000

N38,000

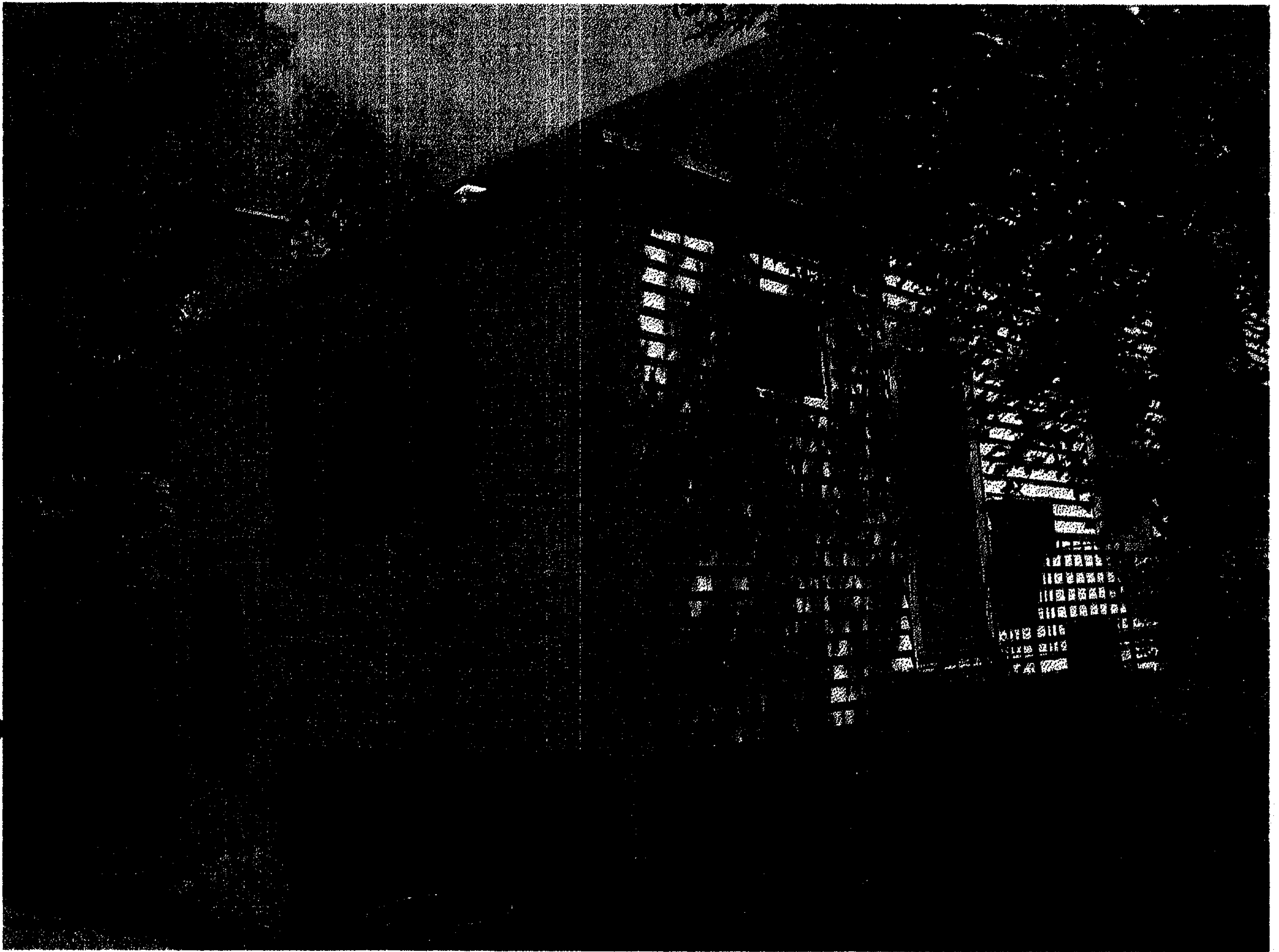
141



SIDE OF HOUSE ON PARK AVE.

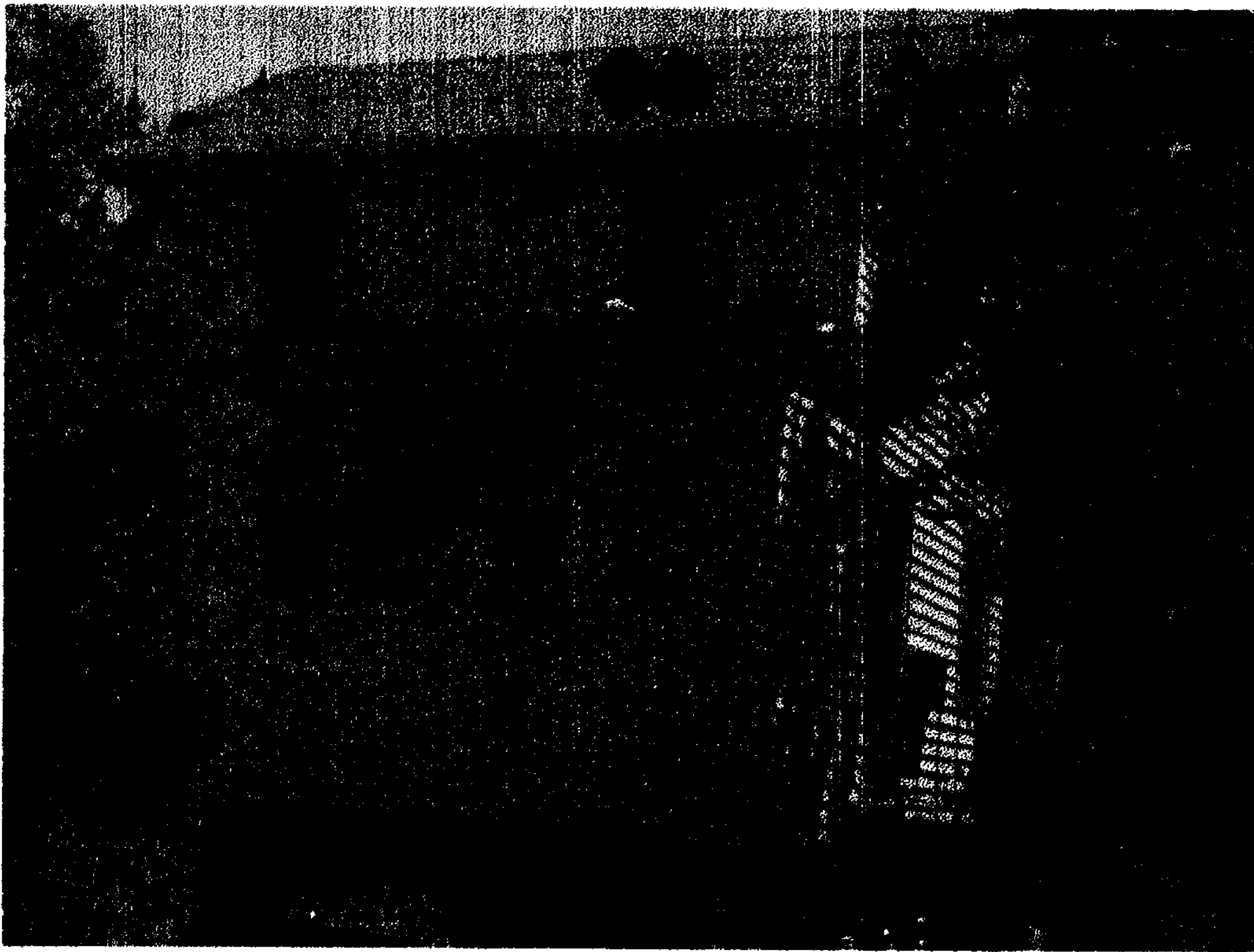
03-153-A

03-153-H



REAR

03-153-A



REAR OF

03-153-A