IN RE: PETITION FOR ADMIN. VARIANCE SE/S of E. Baltimore Street, 128 ft. NE centerline of 54th Street 15th Election District 7th Councilmanic District **(7911 E. Baltimore Street)** Charlene M. Clark *Petitioner*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 04-153-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, Charlene M. Clark. The variance request is for property located at 7911 e. Baltimore Street in the subdivision of Eastwood Heights of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) & Section III.C.2 (B.C.Z.R., 1945), to permit a front yard setback of 22 ft. for an addition in lieu of the required 25 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The 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

10/29/03 R Jamison

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 29 day of October, 2003, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) & Section III.C.2 (B.C.Z.R., 1945), to permit a front yard setback of 22 ft. for an addition in lieu of the required 25 ft., 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.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

10/29/03
R. Jameson

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

October 27, 2003

Ms. Charlene Clark
7911 E. Baltimore Street
Baltimore, Maryland 21224

Re: Petition for Administrative Variance
Case No. 04-153-A
Property: 7911 E. Baltimore Street

Dear Ms. Clark:

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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

31

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7911 E. Baltimore Street

which is presently zoned DR 10.5 (Formerly "D" Resident)

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) 1B02.3.B; BCZR & SECTION III.C.2 (BCZR, 1945), TO PERMIT A FRONT YARD SETBACK OF 22 FT. FOR AN ADDITION IN LIEU OF THE REQUIRED 25 FT.

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Ms. Charlene M. Clark
Name - Type or Print

Charlene M. Clark
Signature

Name - Type or Print

Signature

7911 E. Baltimore St. — 410-288-6626
Address — Telephone No.

Baltimore — MD — 21224
City — State — Zip Code

Representative to be Contacted:

SAME
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.

10/29/03 Jones

Zoning Commissioner of Baltimore County

CASE NO. 04-153A

Reviewed By JCM **Date** 9.26.03

Estimated Posting Date 10.05.03

REV 10/25/01

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 7911 E. Baltimore St.
Address

Baltimore MD 21224
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 bought my house about 3 ½ years ago (March 2000) but have never gotten used to the smallness of it. My house has only a living room and a kitchen downstairs. I have no room to keep my exercise equipment. The houses in the next group (7913 & up) are larger, with 3 bedrooms and a larger living room. Many of my neighbors are renters, and the landlords make little effort to improve their properties. Others have chosen to build enclosed rooms onto the back of the house and porches onto the front. However, the sun shines so brightly into the kitchen (back of the house) that I do not want to lose that. In addition to that, I have a nice sized back yard where there is room to toss a ball or let a pet run. I would hate to lose that.

If I were to build my front patio room according to the BCZR, it would only be able to be 5 feet, (only 4'6" wide inside). A room of that size is really not worth the cost of having it built, especially when starting from scratch. However, an 8' deep room would give me enough space for the exercise equipment and a comfortable lounge chair where I can relax and read. The exercise is important to me since I have suffered from clinical depression and anxiety for a long time. Exercise is an excellent natural way to control this.

The view out front is very nice and expansive. Since the house sits up on a hill, I can see the city lights. I can even see the fireworks from the Harbor, Fells Point, and a couple of other places from my front yard. It will be very pleasant to relax in my patio room with the windows open if it is warm or the windows closed if it is cold or rainy. If the room were built onto the back I would be looking at the rats running around in the alley in the evenings.

There is a nearly constant breeze that comes up the hill to the front of my house. In the summer, it is a nice cool breeze in the morning, early afternoon, and evening. In the winter, it is a strong cold wind that often makes it difficult to open my front storm door. Building this room would create a buffer area that will help to insulate my home against the assault of the cold winds. This will help to save energy.

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.

Charlene Clark
Signature

Signature

Charlene Clark
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of September, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Charlene Clark the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SHARON M. GREENBECK · BALTIMORE COUNTY, MD · NOTARY ~•~ PUBLIC

Sharon M. Greenbeck
Notary Public

My Commission Expires 7/21/07

REV 10/25/01

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 7911 E. Baltimore St.
Address
Baltimore MD 21224
City State Zip Code

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The view out front is very nice and expansive. Since the house sits up on a hill, I can see the city lights. I can even see the fireworks from the Harbor, Fells Point, and a couple of other places from my front yard. It will be very pleasant to relax in my patio room with the windows open if it is warm or the windows closed if it is cold or rainy. If the room were built onto the back I would be looking at the rats running around in the alley in the evenings.

There is a nearly constant breeze that comes up the hill to the front of my house. In the summer, it is a nice cool breeze in the morning, early afternoon, and evening. In the winter, it is a strong cold wind that often makes it difficult to open my front storm door. Building this room would create a buffer area that will help to insulate my home against the assault of the cold winds. This will help to save energy.

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.

Charlene Clark
Signature

Signature

Charlene Clark
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of September, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Charlene Clark the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SHARON M. GREENBECK
NOTARY ~•~ PUBLIC
BALTIMORE COUNTY, MD

Sharon M. Greenbeck
Notary Public

My Commission Expires 7/21/07

REV 10/25/01

31

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7911 E. Baltimore Street

which is presently zoned DR 10.5 (Formerly "D" Resident)

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) 1B02.3.B; BCZR + SECTION III.C.2 (BCZR, 1945), TO PERMIT A FRONT YARD SETBACK OF 22 FT. FOR AN ADDITION IN LIEU OF THE REQUIRED 25 FT.

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Ms. Charlene M. Clark
Name - Type or Print

Charlene M. Clark
Signature

Name - Type or Print

Signature

+ 7911 E. Baltimore St. — 410-288-6626
Address — Telephone No.

Baltimore — MD — 21224
City — State — Zip Code

Representative to be Contacted:

SAME
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. 04-153 A

Reviewed By JCM **Date** 9.26.03

Estimated Posting Date 10.05.03

REV 10/25/01

PROPERTY DESCRIPTION for 7911 E. Baltimore St. Baltimore, MD 21224

Beginning at a point on the southeast side of East Baltimore Street, which is 60 feet wide at the distance of 128 feet northeast of the centerline of 54th Street, (the nearest intersecting street,) which is 60 feet wide.

Being Lot #6, Block 1 in the subdivision of Eastwood Heights as recorded in Baltimore County Plat Book #20, Folio #83, containing 2652 square feet.

Also known as 7911 East Baltimore Street and located in the 15th Election District, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND 153 No. 28151
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 9.26.03 ACCOUNT 001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: CLARK — 111 E. BALT ST.

FOR: AD. VAR.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME DRAWER
9/26/2003 9/26/2003 10:16:37 5
REG 0505 WALKIN CWK CLH
RECEIPT # 530631 9/26/2003 CLH
Dept 5 525 ZONING VERIFICATION
GR NO. 028151
Recpt Tot $65.00
65.00 CK 0.00 CH
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-153-A

Petitioner/Developer: CHARLENE CLARK

Date of Hearing/Closing: 10-20-03

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

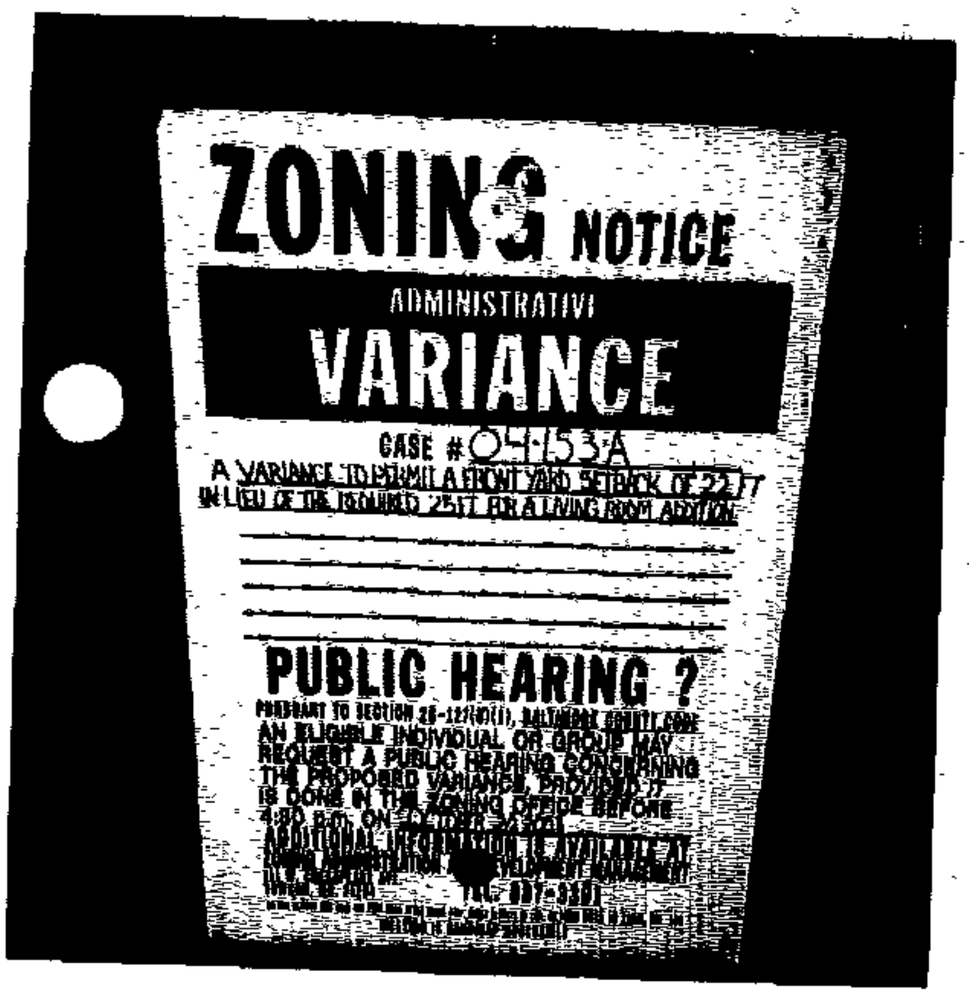
Attention: Ms. Gwendolyn Stephens

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

7911 E. BALTIMORE STREET

The sign(s) were posted on 10/5/03
(Month, Day, Year)



Sincerely,

10/5/03
(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: 153

Petitioner: CHARLENE CLARK

Address or Location: 7911 E. BALTIMORE ST., BALTO., MD. 21224

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAME.

Address:

Telephone Number: 410-288-6626

Revised 2/20/98 - SCJ

ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ~~03~~ 04 153 -A Address 7911 E. BALTIMORE ST.

Contact Person J. MERRERY Phone Number 410-887-3391
Planner: Please Print Your Name

Filing Date: 9.26.03 Posting Date: 10.5 Closing Date: 10.20

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

D. T. ACTION ...

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ~~03~~ 04 153 -A Address 7911 E. BALTIMORE ST.

Petitioner's Name CHARLENE CLARK Telephone 410-288-6626

Posting Date: 10.5.03 Closing Date: 10.20.03

Wording for Sign A VARIANCE To Permit A FRONT YARD SETBACK OF 22 ft. IN LIEU OF THE REQUIRED 25 ft. FOR A LIVING ROOM ADDITION.

WCR - Revised 5.28.00

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

October 20, 2003

Ms. Charlene M. Clark
7911 E. Baltimore Street
Baltimore, Maryland 21224

RE: Case Number 04-153-SPH 7911 E. Baltimore Street

Dear Ms. Clark:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 5, 2003.

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.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c:
People's Counsel

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 16, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: October 14, 2003

Item No.: 151-169 153

Dear Ms. Hart:

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.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 26, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For October 20, 2003
Item Nos. 151, 152, 153, 154, 156,
157, 158,159, 160, 161, 162, 163, 164,
167, and 168

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

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 16, 2003

RECEIVED

OCT 17 2003

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case 04-153 – Administrative Variance**

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: Lynn Lanham

AFK/LL

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
Driven to Excel
State Highway Administration
MARYLAND DEPARTMENT OF TRANSPORTATION

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Date: 10.14.03

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

RE: Baltimore County
Item No. 153 JCM

Dear. Ms. Hart:

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

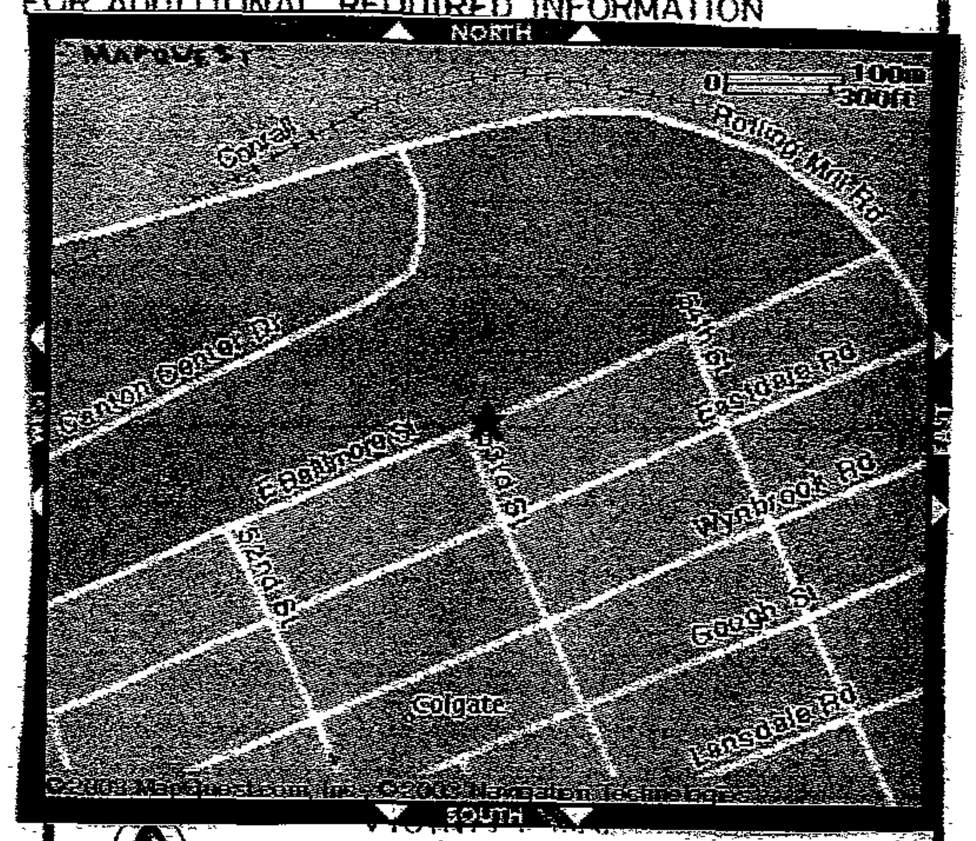
PROPERTY ADDRESS 7911 E. BALTIMORE STREET

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

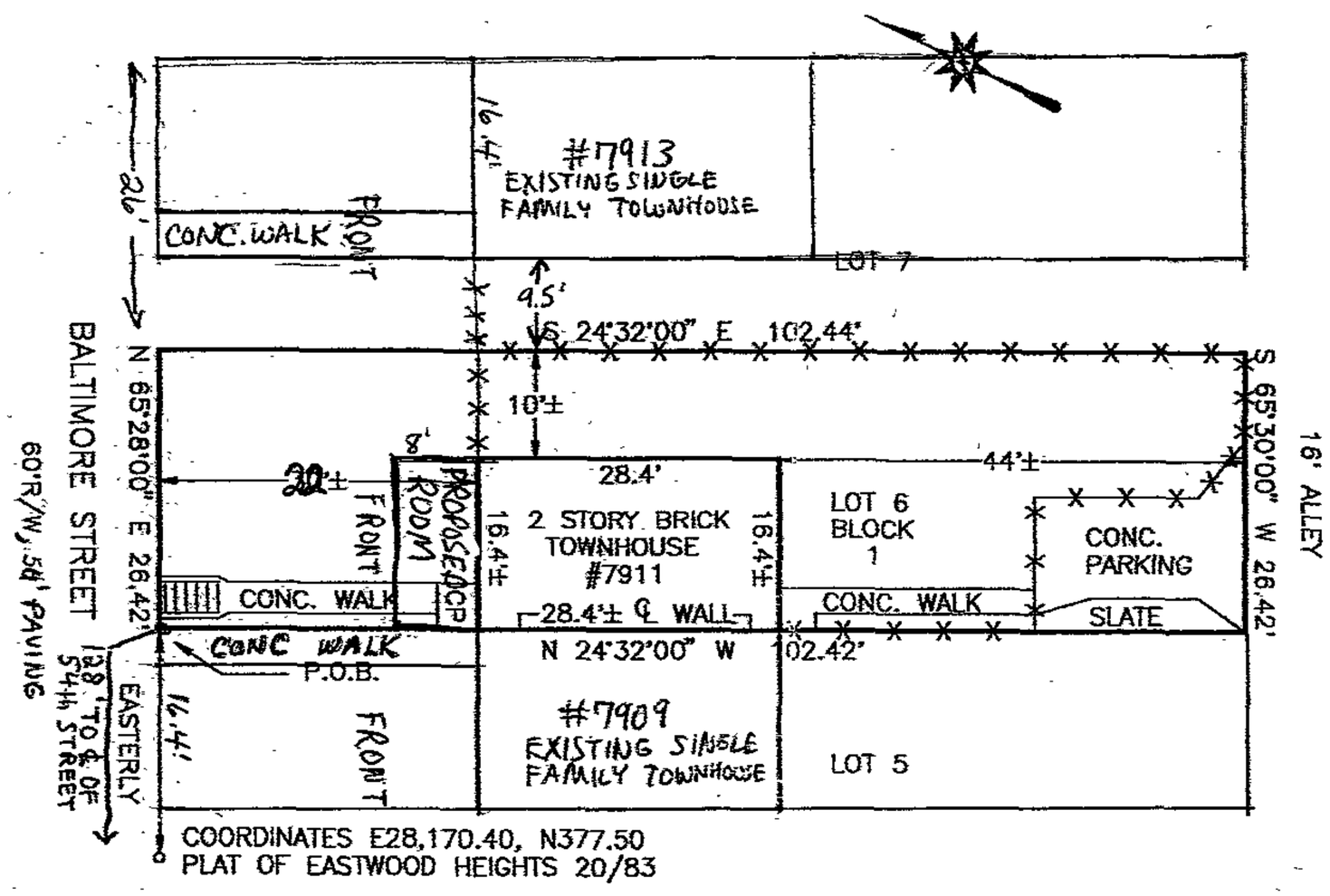
SUBDIVISION NAME EASTWOOD HEIGHTS

PLAT BOOK # 20 FOLIO # 83 LOT # 6 SECTION # ____ BLOCK 1

OWNER CHARLENE CLARK



SCALE: 1" = 600'



Pet Ex #1

NORTH

PREPARED BY ____

SCALE OF DRAWING: 1" = 20'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # NE-1-E

ZONING DR 10.5 (Formerly "D" Residential)

LOT SIZE .06 ACREAGE 2652 SQUARE FEET

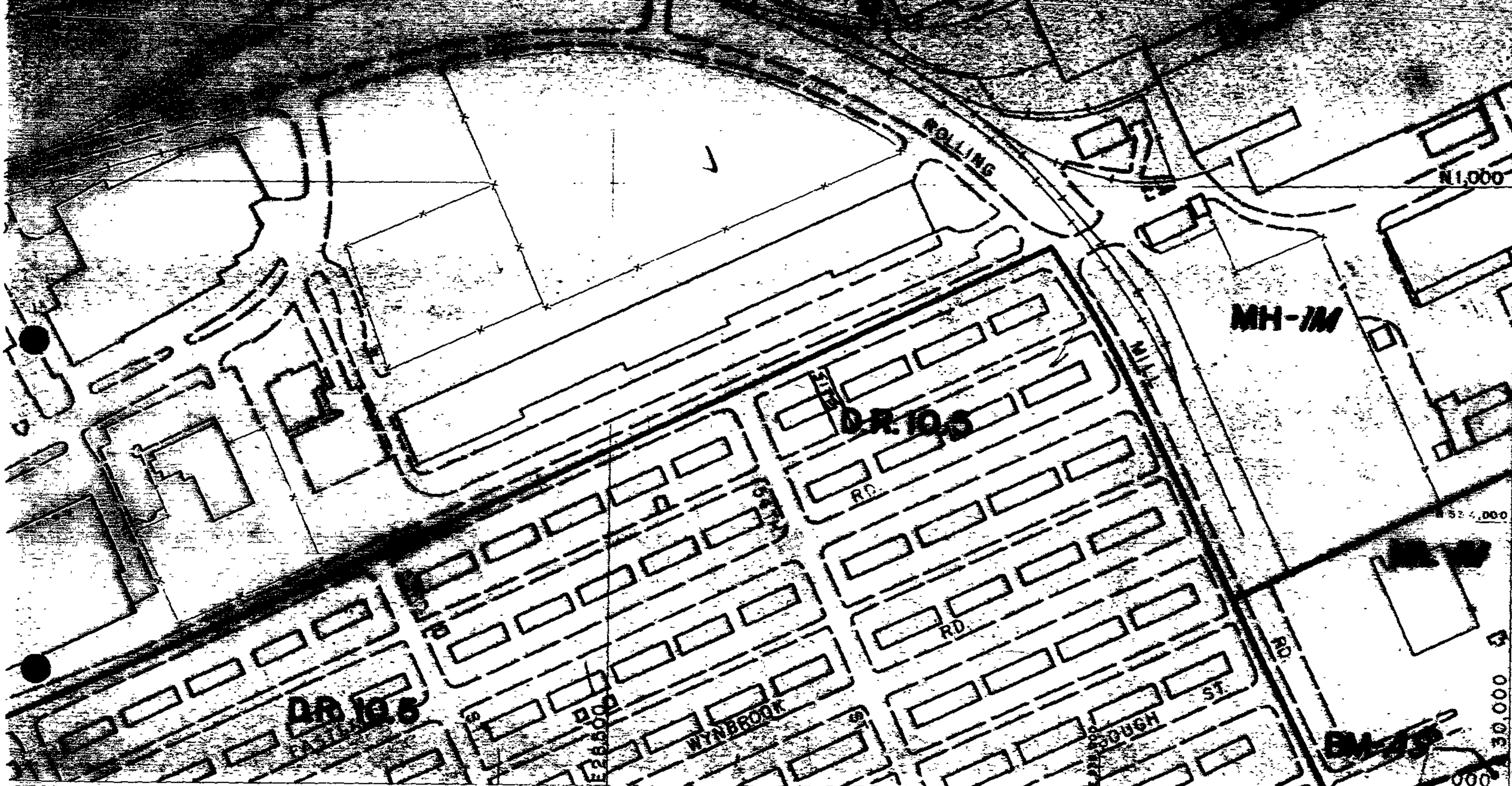
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	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 #
JCM	153	



Y ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	NORTH POINT	N.E. I-E
DATE OF PHOTOGRAPHY JANUARY 1986		

This is the view from the side of my house toward the area where the room is to be built. 7901 & 7903 have patio rooms.

This is the front of my house # 7911. This is where I would like to build the patio room.

This is the view from my front step in the direction of 54th St. The last two houses have room additions on the front. They extend out 6', at least.

This is the view from my front step in the direction of # 7913. Enclose additions are not visible from the picture, but 7945 + 7947 have them.