

IN RE: PETITION FOR ADMIN. VARIANCE

SW/Corner of Tredegar Avenue
and Thackery Avenue
1st Election District
1st Councilmanic District
(1601 Tredegar Avenue)

Chao Wan-Cheng
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 04-171-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, Chao Wan-Cheng. The variance request is for property located at 1601 Tredegar Avenue in the Catonsville area of Baltimore County. The variance request is from Sections 303.1, 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a front yard setback of 18 ft. for an open projection in lieu of the required front average setback of 21.75 ft. for a proposed open porch and to allow a rear yard setback of 15 ft. in lieu of the minimum required 40 ft. for an enclosed deck. 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

10/29/03
D. J. Jernigan

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.

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.

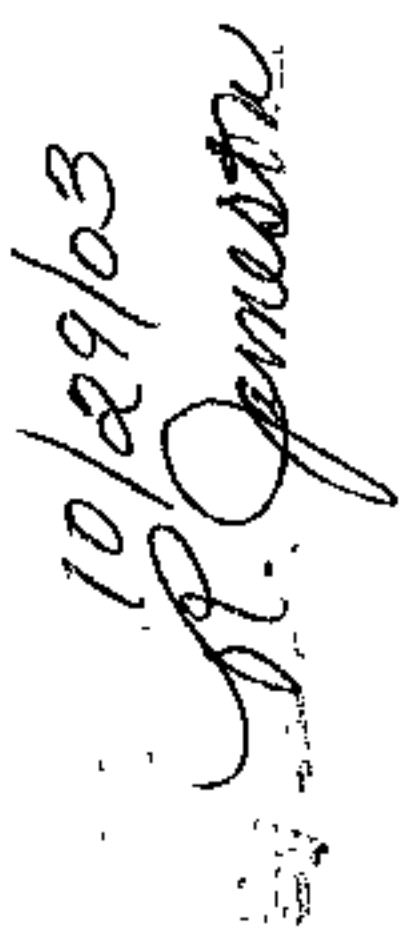
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 29 day of October, 2003, that a variance from Sections 303.1, 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a front yard setback of 18 ft. for an open projection in lieu of the required front average setback of 21.75 ft. for a proposed open porch and to allow a rear yard setback of 15 ft. in lieu of the minimum required 40 ft. for an enclosed deck, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

10/29/03


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 29, 2003

Mr. Chao Wan-Cheng
1601 Tredegar Avenue
Baltimore, Maryland 21228

Re: Petition for Administrative Variance
Case No. 04-171-A
Property: 1601 Tredegar Avenue

Dear Mr. Wan-Cheng:

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
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Christopher L. Sebald
1836 Montevideo Road
Jessup, MD 20794

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1601 TREDEGAR AVE BALT, MD 21228
which is presently zoned DR-2

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)

open projection 303.1, 1802.3.C.1, 301.1 TO ALLOW A FRONT YARD SETBACK OF 18 FEET ^{from an} IN LIEU OF THE REQUIRED FRONT AVERAGE SETBACK OF 21.75 FEET FOR A PROPOSED OPEN PORCH AND TO ALLOW A REAR YARD SETBACK OF 15 FT. IN LIEU OF THE MINIMUM REQUIRED 40 FT FOR AN ENCLOSED DECK.

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

1601 TREDEGAR AVE 410-719-8839
Address Telephone No

BALTIMORE, MD 21228
City State Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

CHRISTOPHER L. SEBALD
Name

Signature

1836 MONTEVIDEO RD 410-799-4546
Address Telephone No

Company

JESSUP, MARYLAND 20794
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. 04-171-A

Reviewed By [Signature] Date 10-03-03

REV 10/25/01

Estimated Posting Date 10-12-03

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

Address 1601 TRIEDEGAR AVE
City BALTIMORE, MARYLAND State MD Zip Code 21228

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):

CONSTRUCT A NEW FRONT PORCH IS NECESSARY TO REPLACE EXISTING PORCH MADE UNSAFE DUE TO CRUMBLING FOUNDATION. DESIGN CHOSEN TO UPDATE APPEARANCE OF THE HOUSE.

ENCLOSURE OF EXISTING REAR DECK DOES NOT IMPACT EXISTING REAR SETBACK. ENCLOSURE WILL UPGRADE EXISTING HOUSE, PROVIDING FOR BETTER UTILIZATION OF EXISTING SPACE.

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.

Signature Wan - Cheng

Name - Type or Print CHAO, WAN-CHENG

Signature _____

Name - Type or Print _____

-----WASHINGTON-----D.C.-----

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of OCTOBER, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public Ron

My Commission Expires 06/14/2007

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 1601 TREDEGAR AVE
Address
BALTIMORE MARYLAND 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

CONSTRUCTION OF NEW FRONT PORCH IS NECESSARY TO REPLACE
EXISTING PORCH MADE UNSAFE DUE TO CRUMBLING FOUNDATION.
DESIGN CHOSEN TO UPDATE APPEARANCE OF THE HOUSE

ENCLOSURE OF EXISTING REAR DECK DOES NOT IMPACT
EXISTING REAR SETBACK. ENCLOSURE WILL UPGRADE
EXISTING HOUSE, PROVIDING FOR BETTER UTILIZATION
OF EXISTING SPACE.

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.

Wan - Cheng
Signature
CHAO, WAN-CHENG
Name - Type or Print

Signature

Name - Type or Print

---(RIL)---WASHINGTON---D.C.---
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1ST day of OCTOBER, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Ron
Notary Public
My Commission Expires 06/14/2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1601 TREDEGAR AVE, BALT, MD 21228
which is presently zoned DR-2

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)

303.1, 1302.3.C.1, 301.1 TO ALLOW A FRONT YARD SETBACK OF 18 FEET ^{for an open}
^{projection} IN LIEU OF THE REQUIRED FRONT AVERAGE SETBACK OF 21.75 FEET.
IT IS REQUESTED THAT THE ZONING COMMISSIONER ALLOW A REAR YARD SETBACK
OF 15 FT IN LIEU OF THE MINIMUM REQUIRED 40 FT FOR AN ENCLOSED DECK.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 04 day of 11, 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.

Legal Owner(s):

CHAO, WAN-CHENG

Name - Type or Print

Signature

Name - Type or Print

Signature

1601 TREDEGAR AVE 410-719-8839

Address

Telephone No.

BALTIMORE, MARYLAND 21228

City

State

Zip Code

Representative to be Contacted:

CHRISTOPHER L. SEIBALD

Name

1836 MONTEVIDEO RD 410-799-4546

Address

Telephone No.

JESSUP, MARYLAND 20794

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 04-171-A

REV 10/25/01

Reviewed By [Signature]

Date 10-03-03

Estimated Posting Date 10-12-03

ZONING DESCRIPTION FOR 1601 TREDEGAR AVENUE BALTIMORE, MD 21228

Occupying the southwest corner of the intersection of Tredegar Avenue with a 60-foot right-of-way and Thackery Avenue with a 40-foot right-of-way, being known and designated as Lots numbered Three Hundred Ninety-One (391), Three Hundred Ninety-Two (392) and Three Hundred Ninety-Three (393), shown on the Plat of OAK FOREST PARK, which Plat is duly recorded among Land Records of Baltimore County in Plat Book W.P.C. Book No. 5, folio 90 and 91, and placed on Zoning Sheet #SW, 4-G, containing 11,250 square feet. Also known as 1601 Tredegar Avenue, Baltimore, Maryland 21228 and located in the First Election District, First Councilmanic District.

271

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

(Rec No: 21491)
04-171-4

DATE 10-03-03

ACCOUNT R-001-002-6150

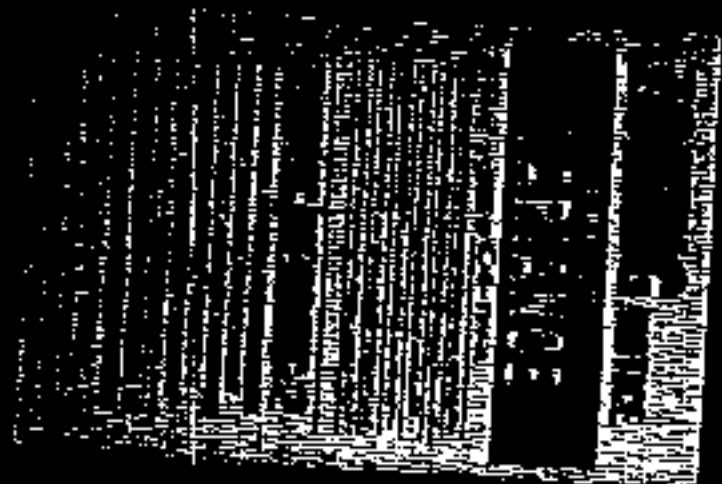
AMOUNT \$ 65.00

RECEIVED FROM Mrs. Cheryl Warrick

FOR Res. Variance Billing Fee
1001 Tredway Ave. (21583)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 04-171-A

TO PERMIT A FRONTYARD SETBACK OF 15 FT.
FOR AN OPEN PROJECTION (PORCH) IN LIEU
OF THE MINIMUM REQUIRED FRONT AVERAGE
SETBACK OF 21.75 FT. AND A REAR YARD SET-
BACK OF 15 FT. FOR AN ENCLOSED STRUCTURE
IN LIEU OF THE MINIMUM REQUIRED 40 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(5)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON OCTOBER 27, 2004

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
1515 GREENBELT RD.
BETHESDA, MD 20814
TEL: 887-3301

FOR MORE INFORMATION, VISIT OUR WEBSITE AT www.baltimorecountymd.gov OR CALL 887-3301

CERTIFICATE OF POSTING

RE: Case No.: 04-171-A

Petitioner/Developer: CNOIC - WEN - CHENG

Date of Hearing/ Closing: OCT. 27, 2003

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

Attention: BECKY HART

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 #1601 TREDEGAR AVE.

The sign(s) were posted on

OCT. 11, 2003

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-171 -A Address 1601 Tredegar Ave
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner: Please Print Your Name
Posting Date: 10-03-03 Posting Date: 10-12-03 Closing Date: 10-27-03

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

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.

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.

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.

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.

Details Along Dotted Line

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04-171 -A Address 1601 Tredegar Ave
Petitioner's Name Chen Wen-Cheng Telephone 410-719-8839
Posting Date: 10-12-03 Closing Date: 10-27-03
Reasoning for Sign: To Permit a front yard setback of 18 ft. for an open projection (porch) in lieu of the minimum required front average setback of 21.75 ft and a rear yard setback of 15 ft. in for an enclosed structure in lieu of the minimum required 40 ft.

WCR - Revised 5/28/00

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: 04-171-A

Petitioner: MS. Chau Wan-Cheng

Address or Location: 1601 Tredegar Ave (21228) BALTO MD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: _____

Telephone Number: 410-719-8839

**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 27, 2003

Chao Wan-Cheng
1601 Tredegar Avenue
Baltimore, MD 21228

Dear Mr. Wan-Cheng:

RE: Case Number: 04-171-A, 1601 Tredegar Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 3, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Christopher Sebald, 1836 Montevideo Road, Jessup 20794

Visit the County's Website at www.baltimorecountyonline.info





**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 22, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: October 20, 2003

Item No.: 170-175, 177-181

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

INTER-OFFICE CORRESPONDENCE

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

DATE: October 28, 2003

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

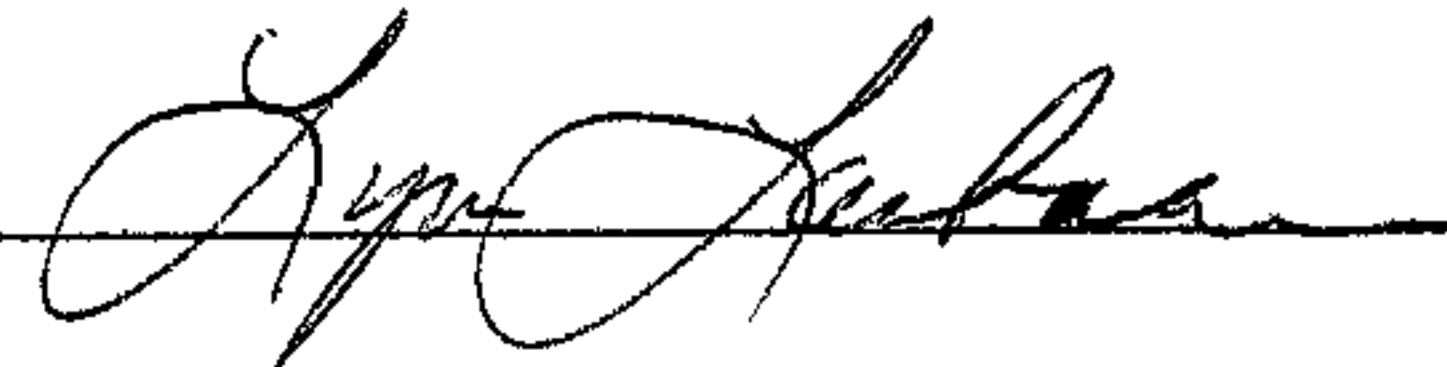
SUBJECT: Zoning Advisory Petition(s): **Case 04-171 and 04-178**
Administrative Variance

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:



Section Chief:



AFK/LL

RECEIVED

OCT 28 2003

ZONING COMMISSIONER



State Highway
Administration

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10.23.09

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

RE: Baltimore County
Item No. 171 JJS

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.

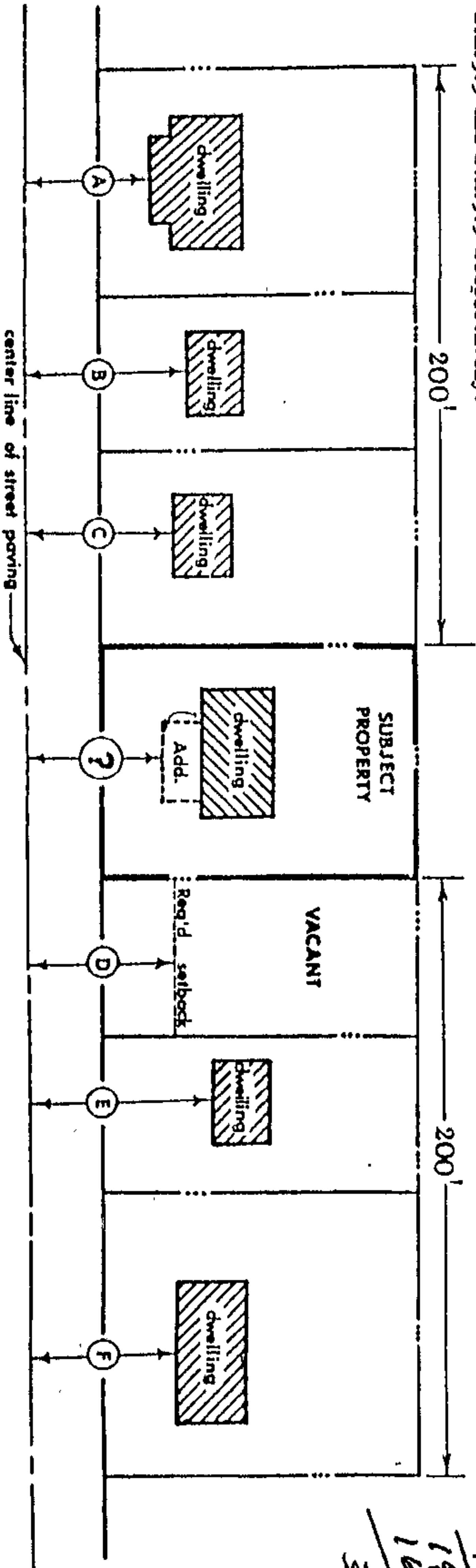
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1- Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

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



A	58	Fl.
B	57	Fl.
C	61	Fl.
D	60	Fl.
E	59	Fl.
F		Fl.

TOTAL (295) ÷ (5) =

59
 REQUIRED FRONT SETBACK (averaged)
 To E

(-30' to ST. E) = 29' 6"

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

applicant's name _____
 building address _____
 date _____

4 | 59
 14 | 19
 16 | 3
 171

Keep in File Zoning file

#171

Wording to go on the Petition forms (3 copies)

11 303.1, 1B02.3.C.1, 306.1 To allow a front yard setback

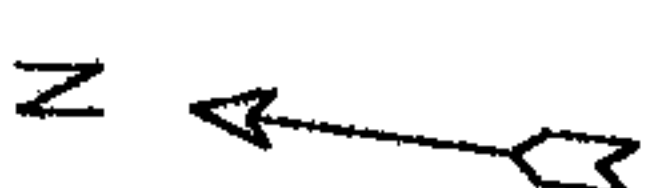
of _____ ft. in lieu of the ^{required} front average setback of

_____ ft. ^{for a proposed open porch} and to allow a rear yard setback of 15 ft.

in lieu of the minimum required 40 ft. ~~for~~ on enclosed
deck "

Once you calculate the required front setback of
any tall enclosed dwellings within 200 ft. of each side
property line! Note that the front open porch can project
25% into that required front average setback

1601 TREDEGAR AVENUE, BALTIMORE, MARYLAND 21228
OAK FOREST PARK, CATONSVILLE; ZONING SHEET #SW, 4-G
MAP #100 GRID #18 PARCEL #394 LOTS #391,392,393 GROUP 05
OWNER: MS. CHAO, WAN-CHENG



ELECTION DISTRICT 01
COUNCILMANIC DISTRICT 01

ZONING DR-2
LOT SIZE 11,250 SF
ZONING SHEET #SW, 4-G
SCALE: 1" = 200 FT

SEWER: PUBLIC
WATER: PUBLIC

CHESAPEAKE BAY

CRITICAL AREA:

100 YEAR FLOOD

PLAIN NO

HISTORIC PROPERTY/

BUILDING NO

PRIOR ZONING HEARING NO

REVIEWED BY	ITEM#	CASE#



*Scale 1" = 200' Map
Spring H. G.
SW 4-F*

D.R. 2

D.R. 2

D.R. 3.5

D.R. 2

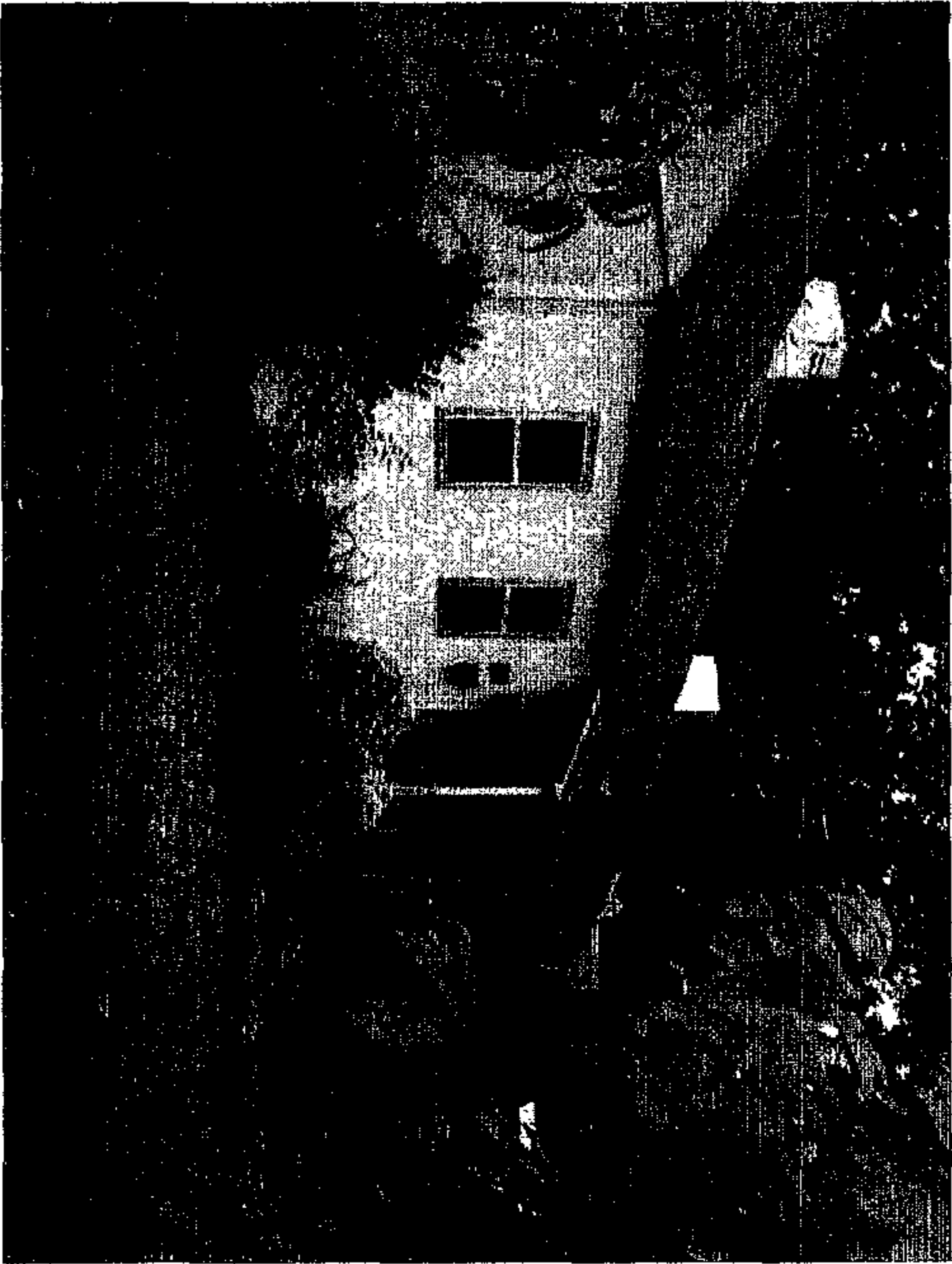
S 14,000

S 13,000

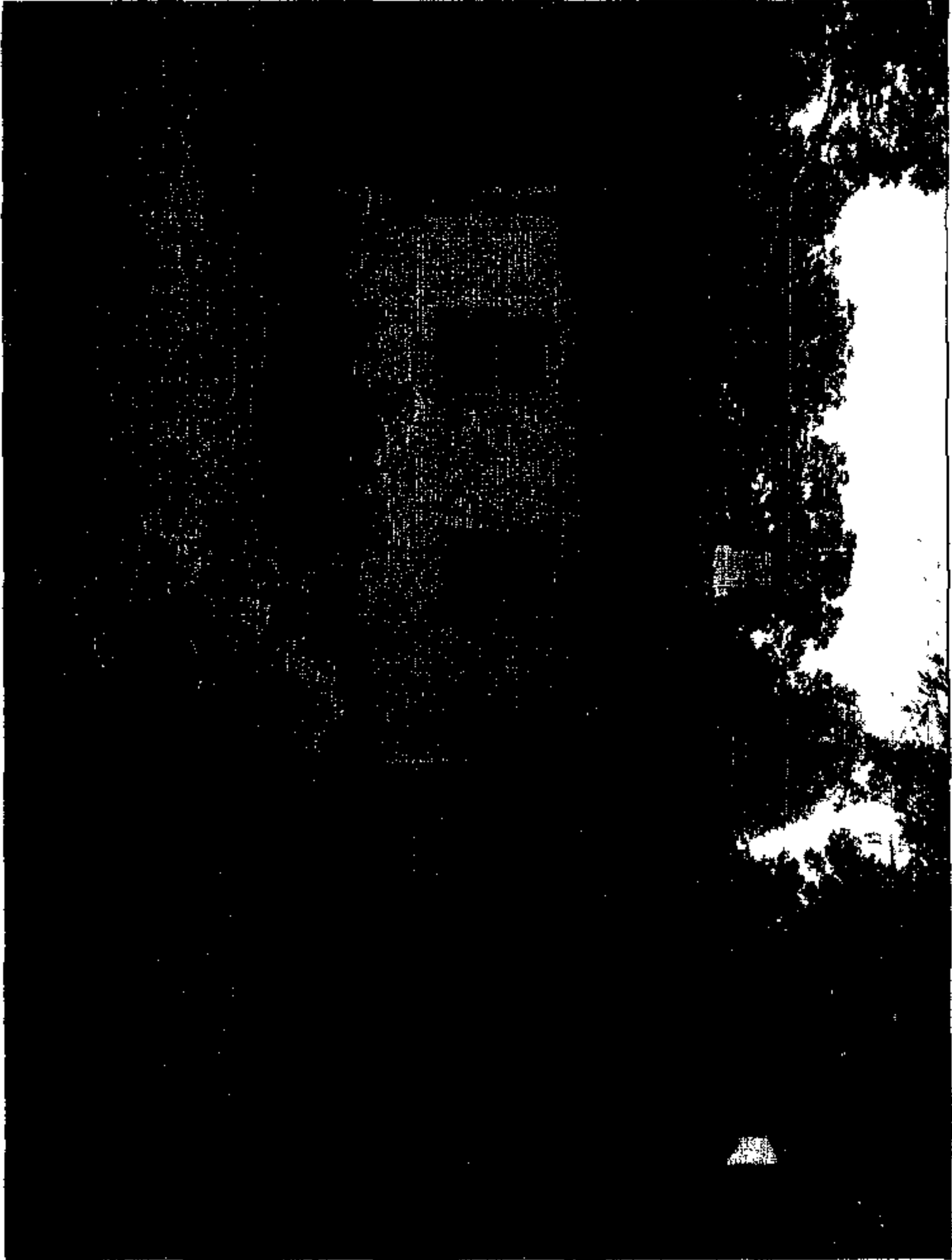
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1601 TREDEGAR AVENUE, BALTIMORE, MARYLAND 21228

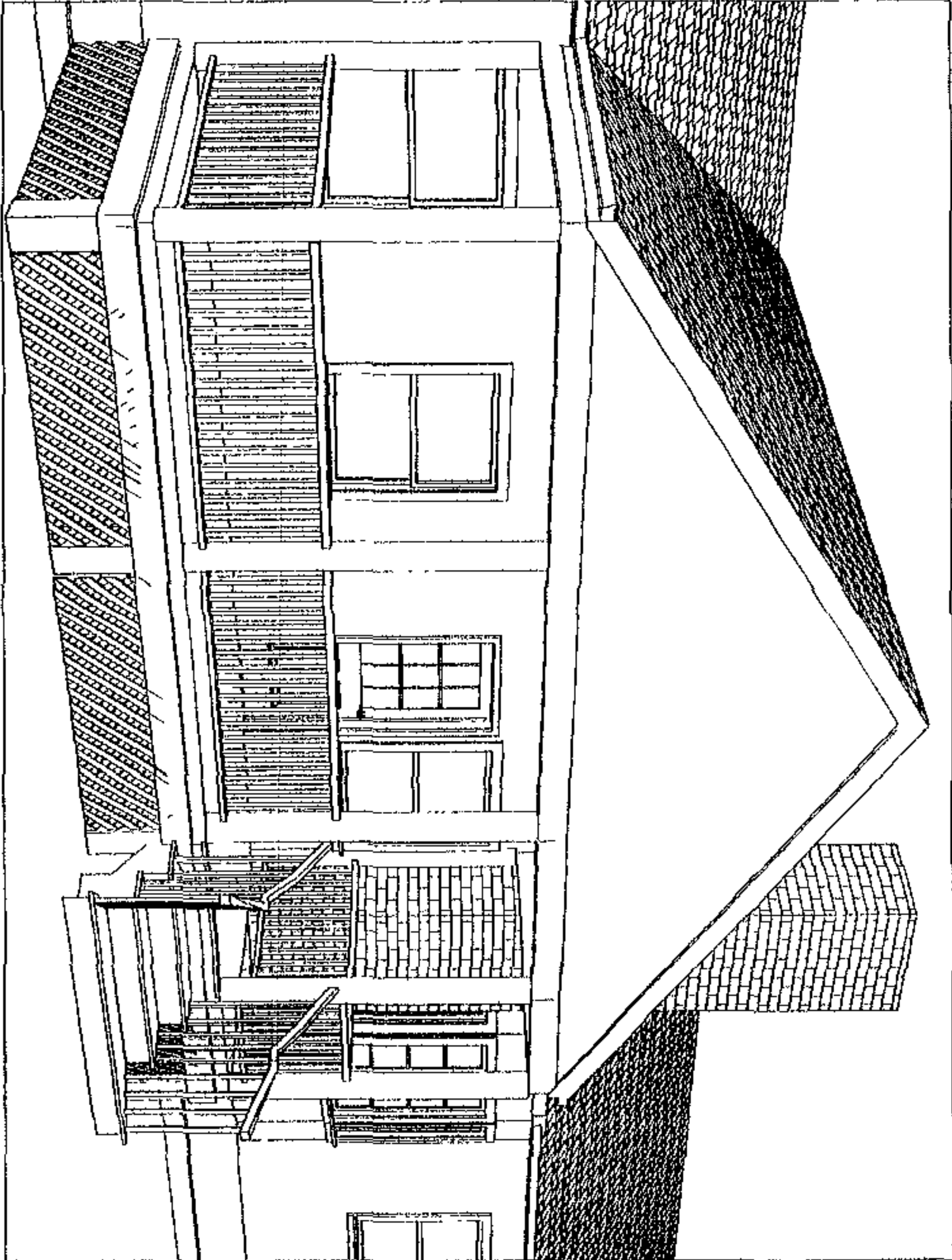
MAP #100 GRID #18 PARCEL #394 LOTS 391,392,393 GROUP 5; ZONING SHEET #SW, 4-G



Front Perspective showing existing porch to be replaced



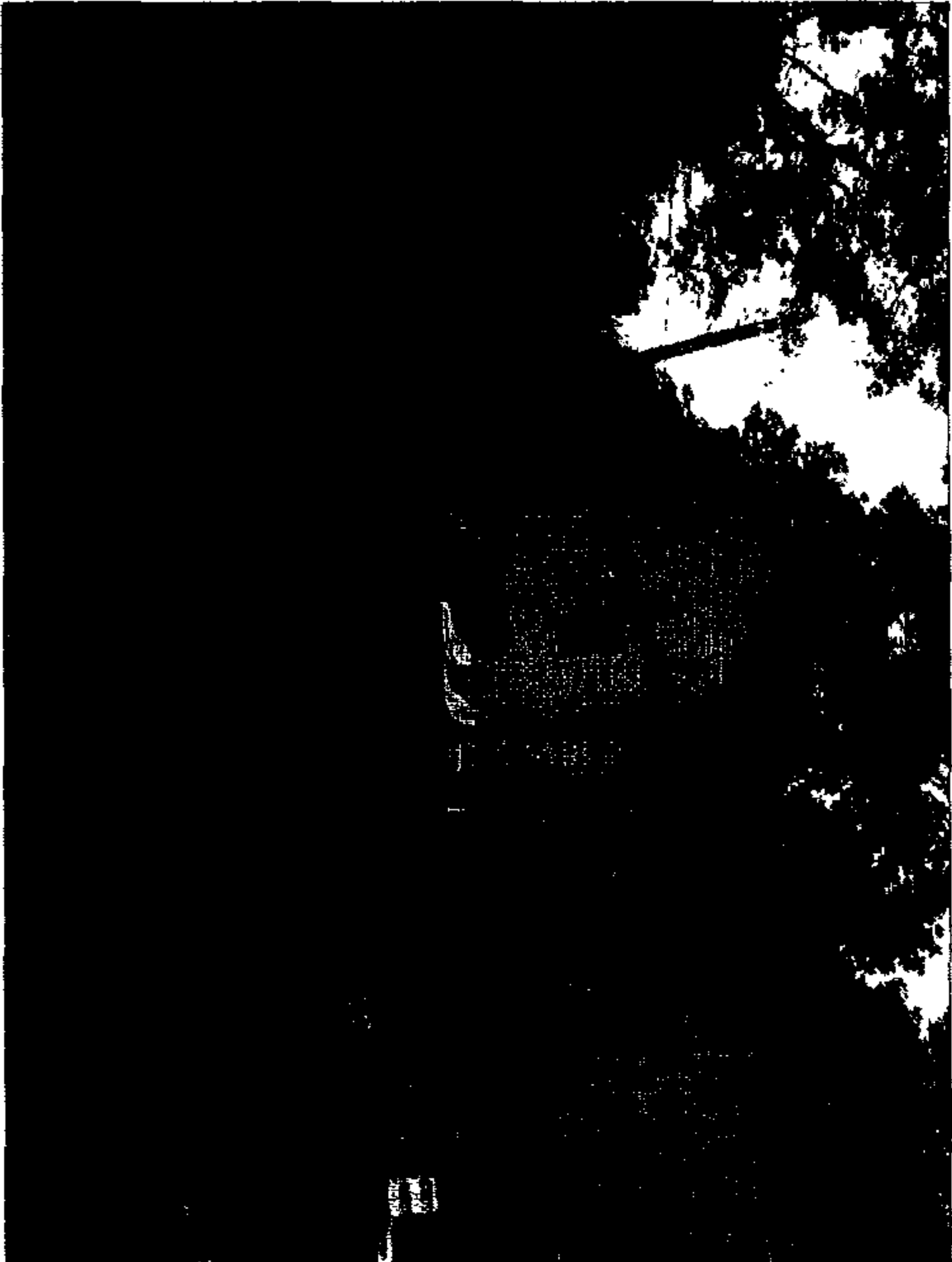
Front Elevation showing existing porch



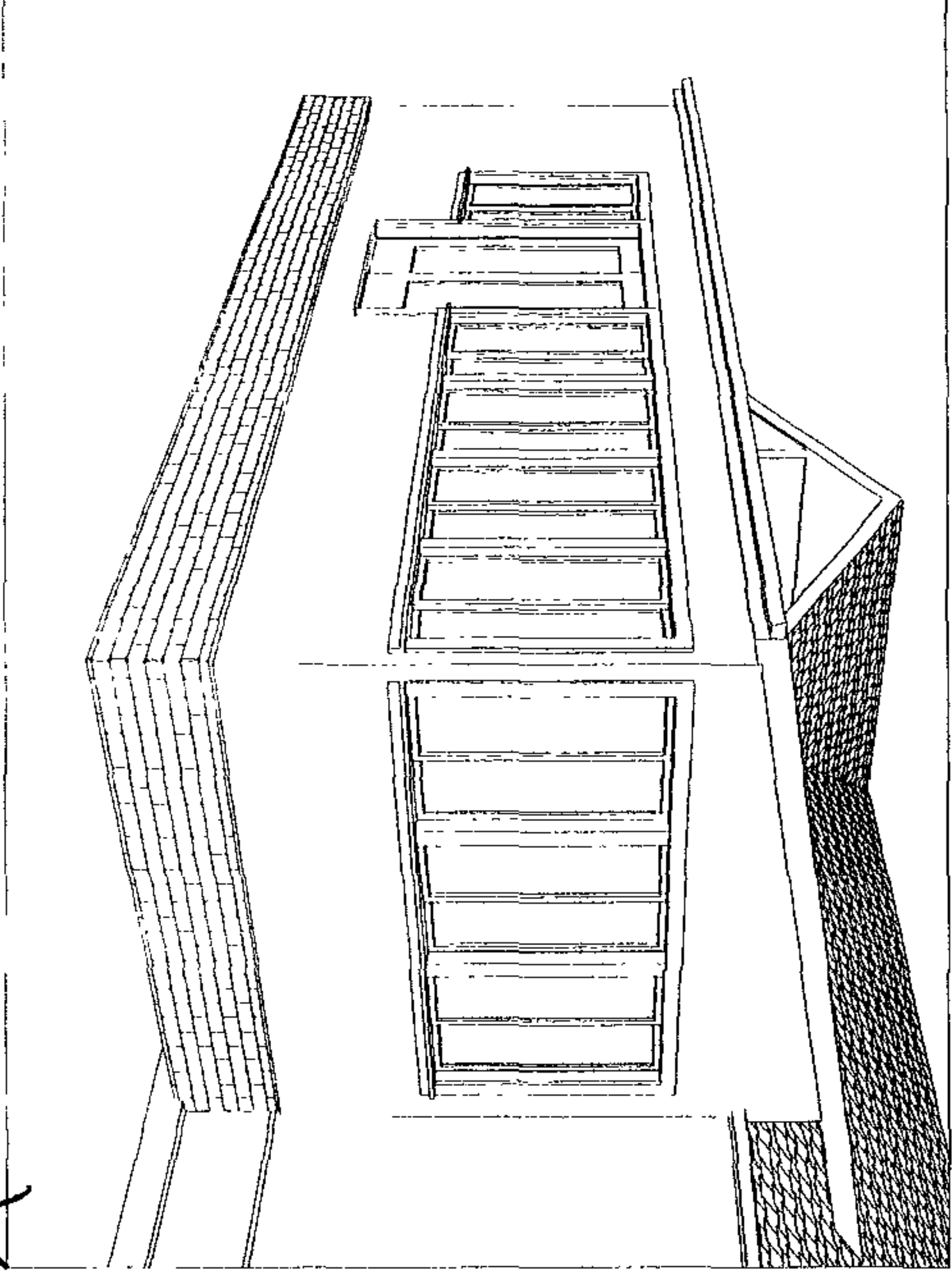
Perspective of proposed porch



Rear perspective showing existing deck



Rear perspective showing existing deck



Perspective of enclosed porch

#1171