

IN RE: PETITION FOR ADMIN. VARIANCE
NE/Corner of Tennessee Avenue &
Anne Arundel Street
13th Election District
1st Councilmanic District
(2814 Tennessee Avenue)

Deborah J. & John W. Kisser
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-377-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Deborah J. and John W. Kisser, the legal owners of the subject property. The variance request is for property located at 2814 Tennessee Avenue in the western area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (above ground pool) to be located in the side yard in the third portion of the lot closest to the road with a setback of 5 ft. in lieu of the required rear yard in the third portion of the lot farthest removed from the road and a required setback of 25 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 28, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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

2/28/04
R. J. Jenson

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 Petitioners.

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 18 day of March, 2004, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (above ground pool) to be located in the side yard in the third portion of the lot closest to the road with a setback of 5 ft. in lieu of the required rear yard in the third portion of the lot farthest removed from the road and a required setback of 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 Petitioners may apply for their building 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.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ADDED RECEIVED FOR FILING
Date 3/18/04
By R. J. Johnson

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

March 18, 2004

Mr. & Mrs. John W. Kisser
2814 Tennessee Avenue
Baltimore, Maryland 21227

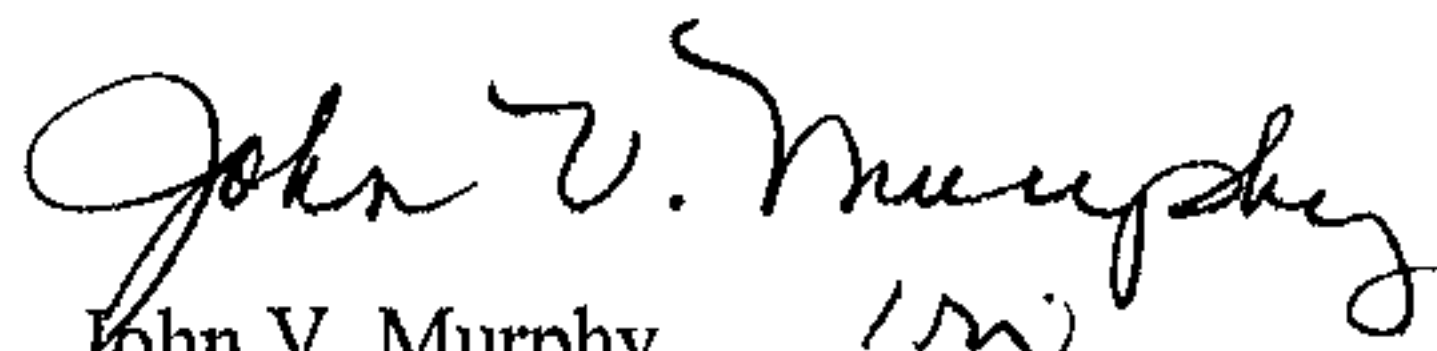
Re: Petition for Administrative Variance
Case No. 04-377-A
Property: 2814 Tennessee Avenue

Dear Mr. & Mrs. Kisser:

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

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 2814 Tennessee Avenue

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit an accessory structure (above-ground pool) be located in the side yard in the third portion of the lot closest to the road with a setback of 5 ft. in lieu of the required rear yard in the third portion of the lot farthest removed from the road and a required setback of 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):

John W. Kisser

Name - Type or Print

Signature

Deborah J. Kisser

Name - Type or Print

Signature

2814 Tennessee Avenue

410-789-3544

Address

Telephone No

Baltimore

Maryland

21227

City

State

Zip Code

Representative to be Contacted:

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, 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. 04-377-A

REV 10/25/01

Reviewed By 13R Date 2/18/04

Estimated Posting Date 2/29/04

ORDER RECEIVED FOR FILING
3/18/04
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.

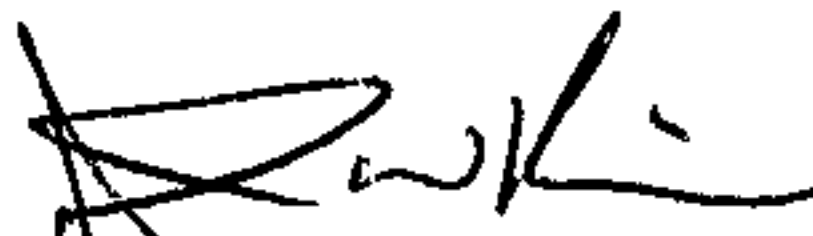
That the Affiant(s) does/do presently reside at 2814 Tennessee Avenue
Address
Baltimore Maryland 21227
City State Zip Code

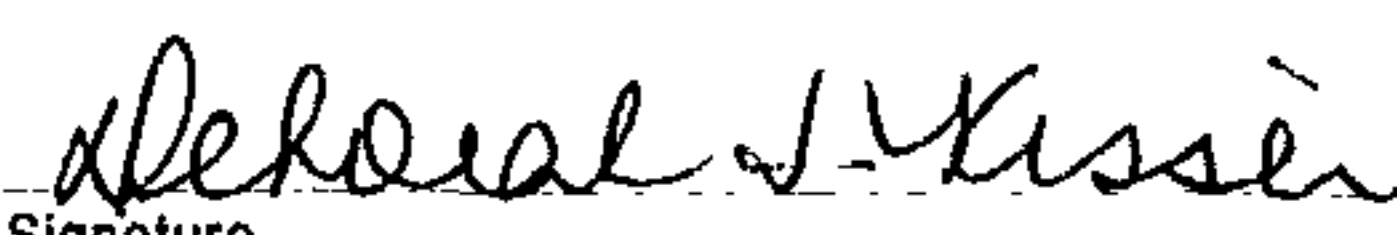
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Construct an above ground pool, 16 ft x 32 ft with 2 ft decking surrounding, in side yard of subject property for the following practical reasons;

- A) Replace a previously existing pool in same location.
- B) Insufficient space to properly construct the pool in rear of dwelling.
- C) Placing pool in side yard of subject property, creates a wider buffer zone between pool and adjacent properties.

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
John W. Kissner
Name - Type or Print

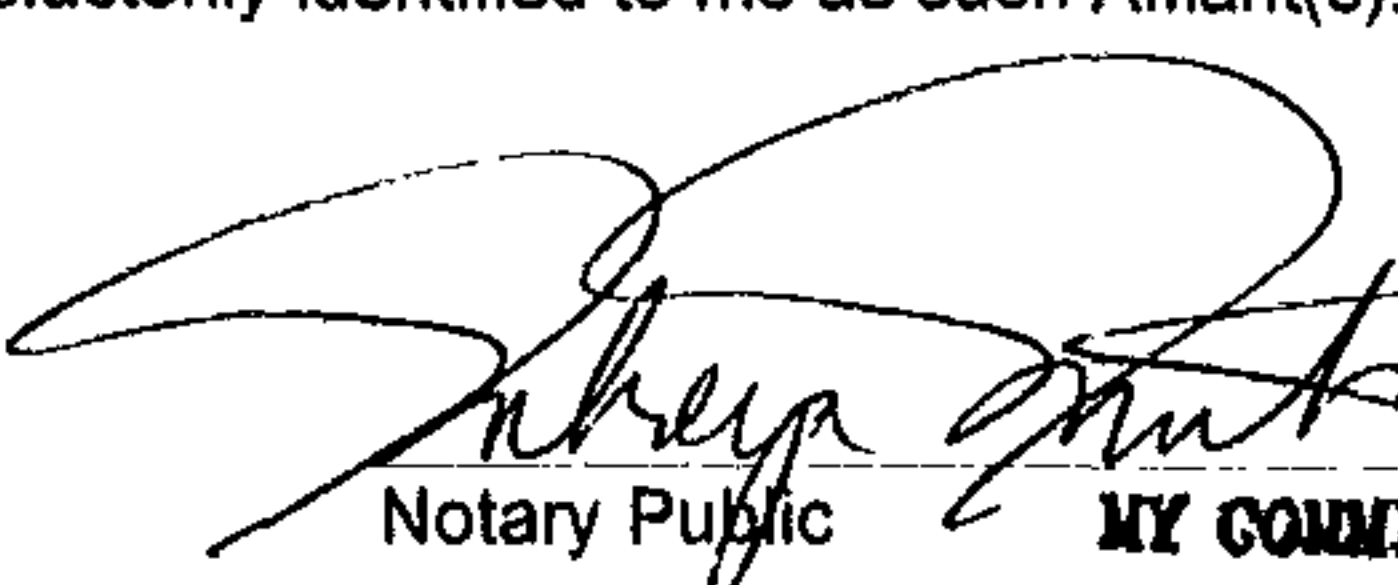

Signature
Deborah J. Kissner
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of February, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John W. Kissner and Deborah J. Kissner
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public **MY COMMISSION EXPIRES 10/18/2006**
My Commission Expires _____

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 2814 Tennessee Avenue

Address

Baltimore

City

Maryland

State

21227

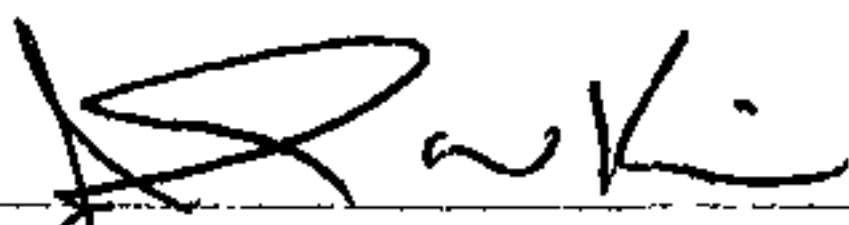
Zip Code

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):

Construct an above ground pool, 16 ft x 32 ft with 2 ft decking surrounding, in side yard of subject property for the following practical reasons;

- A) Replace a previously existing pool in same location.
- B) Insufficient space to properly construct the pool in rear of dwelling.
- C) Placing pool in side yard of subject property, creates a wider buffer zone between pool and adjacent properties.

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

John W. Kissner

Name - Type or Print


Signature

Deborah J. Kissner

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of February, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John W. Kissner and Deborah J. Kissner
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires

MY COMMISSION EXPIRES 10/18/2006



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2814 Tennessee Avenue

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit an accessory

structure (above-ground pool) be located in the side yard in the third portion of the lot closest to the road with a setback of 5 ft. in lieu of the required rear yard in the third portion of the lot farthest removed from the road and a required setback of 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):

John W. Kissner

Name - Type or Print

Signature

Deborah J. Kissner

Name - Type or Print

Signature

2814 Tennessee Avenue

410-789-3544

Address

Telephone No

Baltimore

Maryland

21227

City

State

Zip Code

Representative to be Contacted:

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. 64-377-A

Reviewed By BR Date 2/18/04

Estimated Posting Date 2/29/04

ZONING DESCRIPTION FOR 2814 TENNESSEE AVENUE

Beginning at a point on the North side of Tennessee Avenue which is fifty (50) feet wide at the distance of twenty five (25) feet of the centerline of the nearest improved intersecting street, Anne Arundel Street which is fifty (50) feet wide. BEING KNOWN AND DESIGNATED as Lot Nos. 33, 34, 35, 36 and 37, Section D, as shown on the Plat entitled "Revised Plat of Rosemont" which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, Folio 100 containing 12,500 square feet. The improvements thereon being known as No. 2814 Tennessee Avenue and located in the Thirteenth (13th) Election District, First (1st) Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **19070**

DATE 2-18-2004 ACCOUNT Account 6150
AMOUNT \$ 6.00

RECEIVED FROM: John R. 234

FOR: John R. 234

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	AM
2/19/2004	2/18/2004	14:52:32	2
RES 0302	MAIL	JENN JEE	
RECEIPT #	32630	2/18/2004	DEPN
DEPT	5	528	ZURING VERIFICATION
CR ID	019070		

Receipt Tot \$25.00
\$65.00 EA \$1.00 EA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-377-A

Petitioner/Developer: JOHN W. KISSER

Date of Hearing/ Closing: 3-15-04

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 #2814 TENNESSEE AVE.

The sign(s) were posted on FEB. 28, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

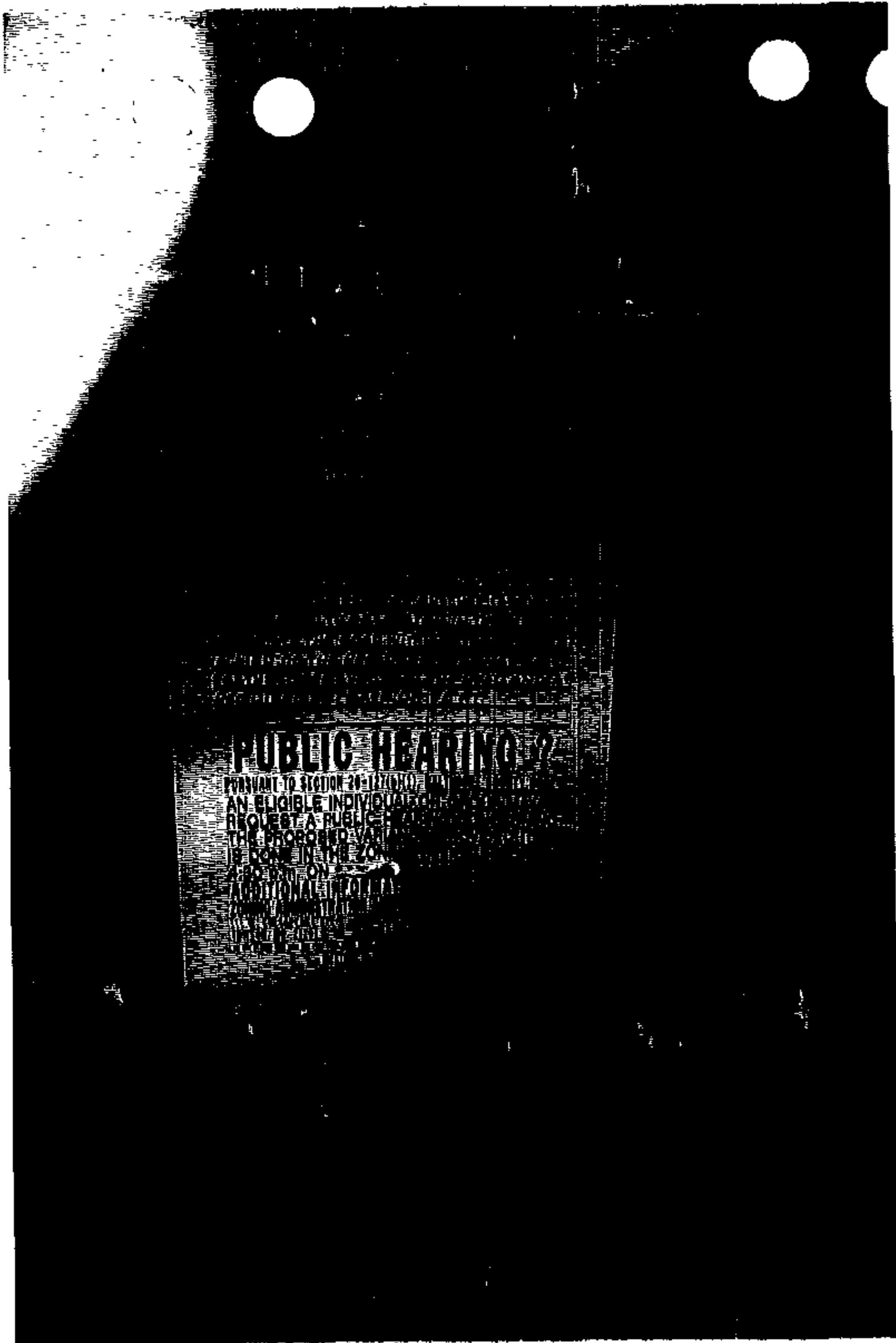
(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 377 -A Address 2814 Tennessee Ave.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2/18/04 Posting Date: 2/22/04 Closing Date: 3/15/04

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 04- 377 -A Address 2814 Tennessee Ave.
Petitioner's Name John Kissner Telephone 410-789-3544
Posting Date: 2/29/04 Closing Date: 3/15/04
Ordering for Sign: To Permit an accessory structure (above-ground pool) be located in the side yard closest to the road with a setback of 5 ft. in lieu of the required rear yard farthest removed from the road and a required setback of 25 ft.

WCR - Revised 6/28/00

**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/neighbors/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: 04-377-A
Petitioner: JOHN W & DEBORAH J. KISSER
Address or Location: 2814 TENNESSEE AVE. 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN W. KISSER
Address: 2814 TENNESSEE AVE.
BALTIMORE, MARYLAND 21227

Telephone Number: (410) 789-3544

**Department of Permits and
Development Management**

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



Baltimore County

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

March 15, 2004

John W. Kisser
2814 Tennessee Avenue
Baltimore, Maryland 21227

Dear Mr. Kisser:

RE: Case Number: 04-377-A, 2814 Tennessee Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 18, 2004.

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, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2.27.04

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

RE: Baltimore County
Item No. 377 BPR

Dear Ms. Matthews:

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,

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 Phone: 410.545.0300 www.marylandroads.com

*Granted
3/18/04*

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotreco
FROM: R. Bruce Seeley *MB*
DATE: March 25, 2004
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 1, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-376
04-377
04-378
04-379
04-380
04-382
04-384
04-386
04-388

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 4, 2004

RECEIVED

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

MAR 9 2004

ZONING COMMISSIONER

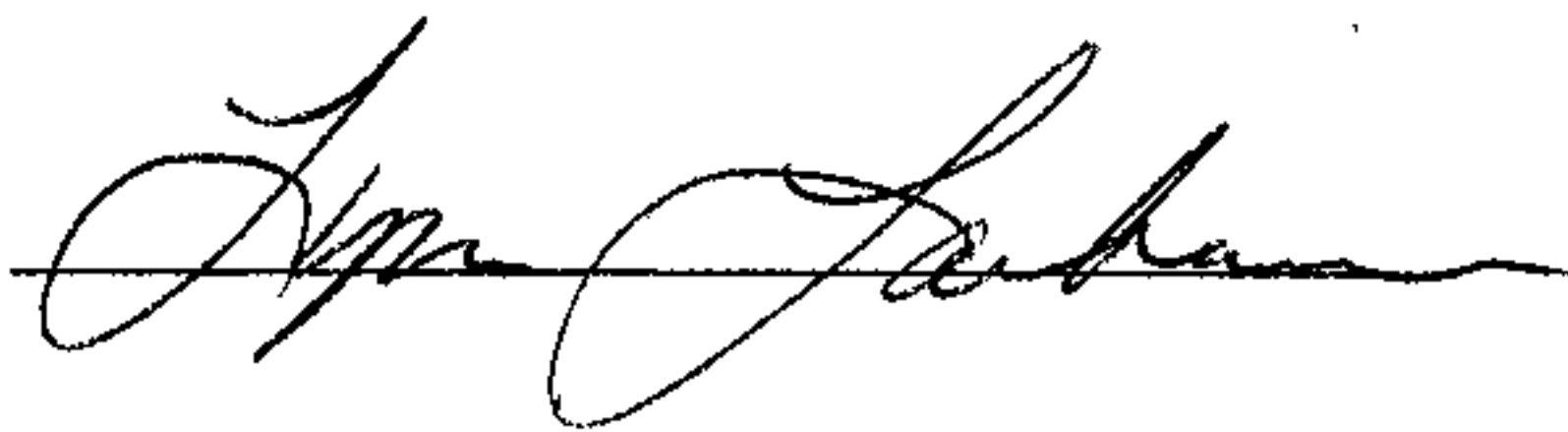
SUBJECT: Zoning Advisory Petition(s): Case 4-377 – Administrative Variance

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 25, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 8, 2004
Item Nos. 349, 376, 377, 378, 379, 380,
381, 382, 384, 385, 388, and 389

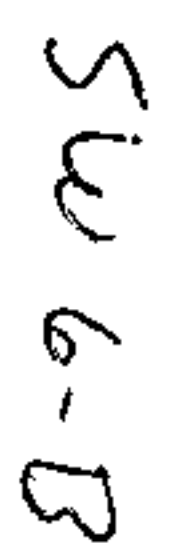
The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

We the undersigned, being the legal owners of the listed properties, affix our signatures and do affirm to the Zoning Commissioner of Baltimore County that we make no opposition to the construction of a swimming pool in the side yard of the property known as 2814 Tennessee Avenue, owned by John W. And Deborah J. Kisser. Said pool to be constructed in the space occupied by the previously existing pool.

DATE	SIGNATURE	NAME	ADDRESS
2/11/04	Phyllis K. Griffin	Oscar and Phyllis Griffin	2812 Tennessee Avenue
2/11/04	Sharon Gable	Milton and Sharon Gable	2822 Tennessee Avenue
2/11/04	Orlin Tressler	Orlin and Brigitta Tressler	2815 Tennessee Avenue
2/11/04	Leandro Bonilla	Leandro Bonilla	2817 Louisiana Avenue
2/11/04	Helen Adams & Sandra Kokkalis	Helen Adams & Sandra Kokkalis	2819 Louisiana Avenue
2/11/04	William & Dorothy Maurer	William & Dorothy Maurer	2827 Louisiana Avenue
2/11/04	Bonnie Sizemore	Bonnie Sizemore	2829 Louisiana Avenue



Δ_{max} = $E_{\text{max}} - E_{\text{min}}$

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

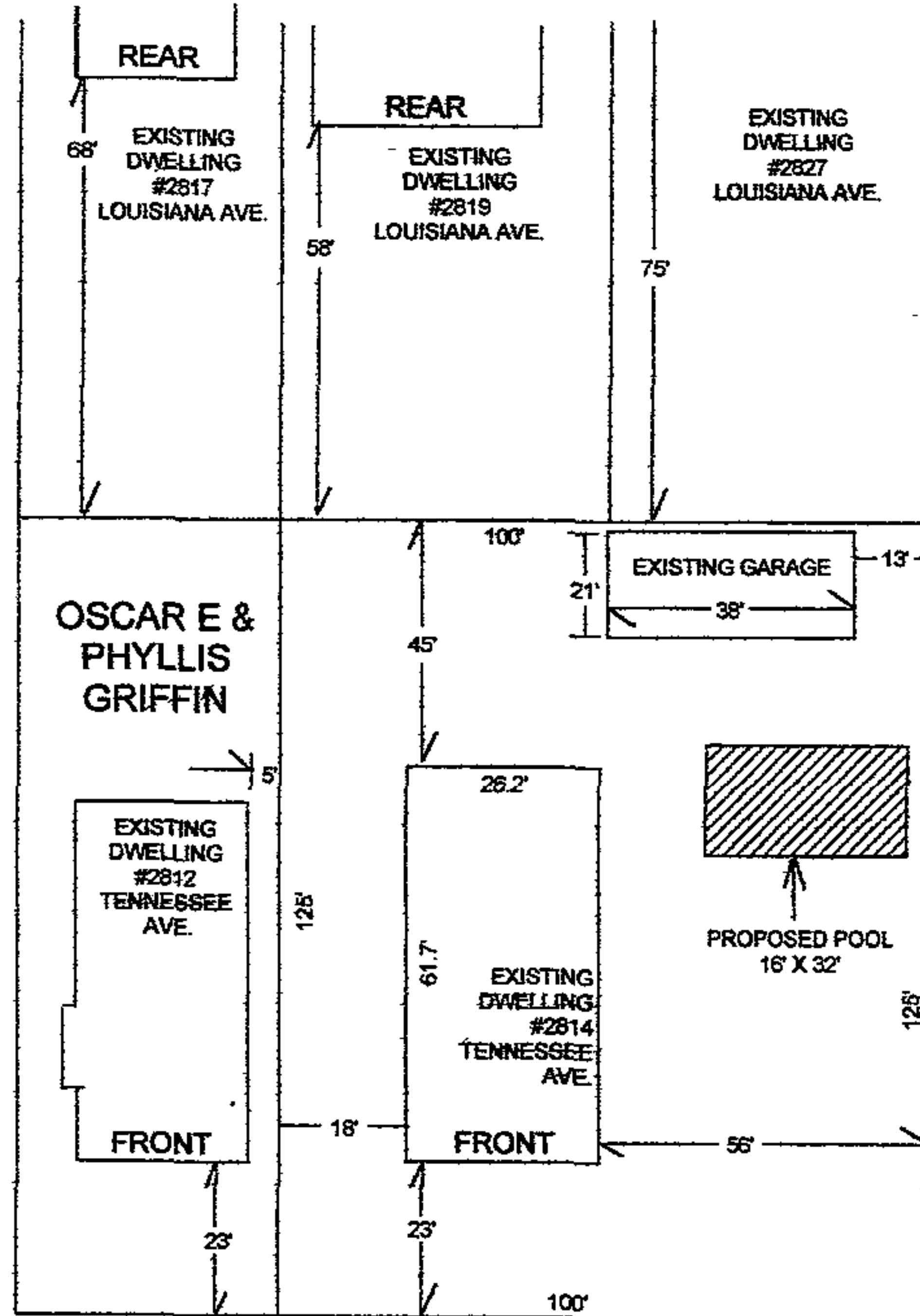
PROPERTY ADDRESS 2814 Tennessee Avenue

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

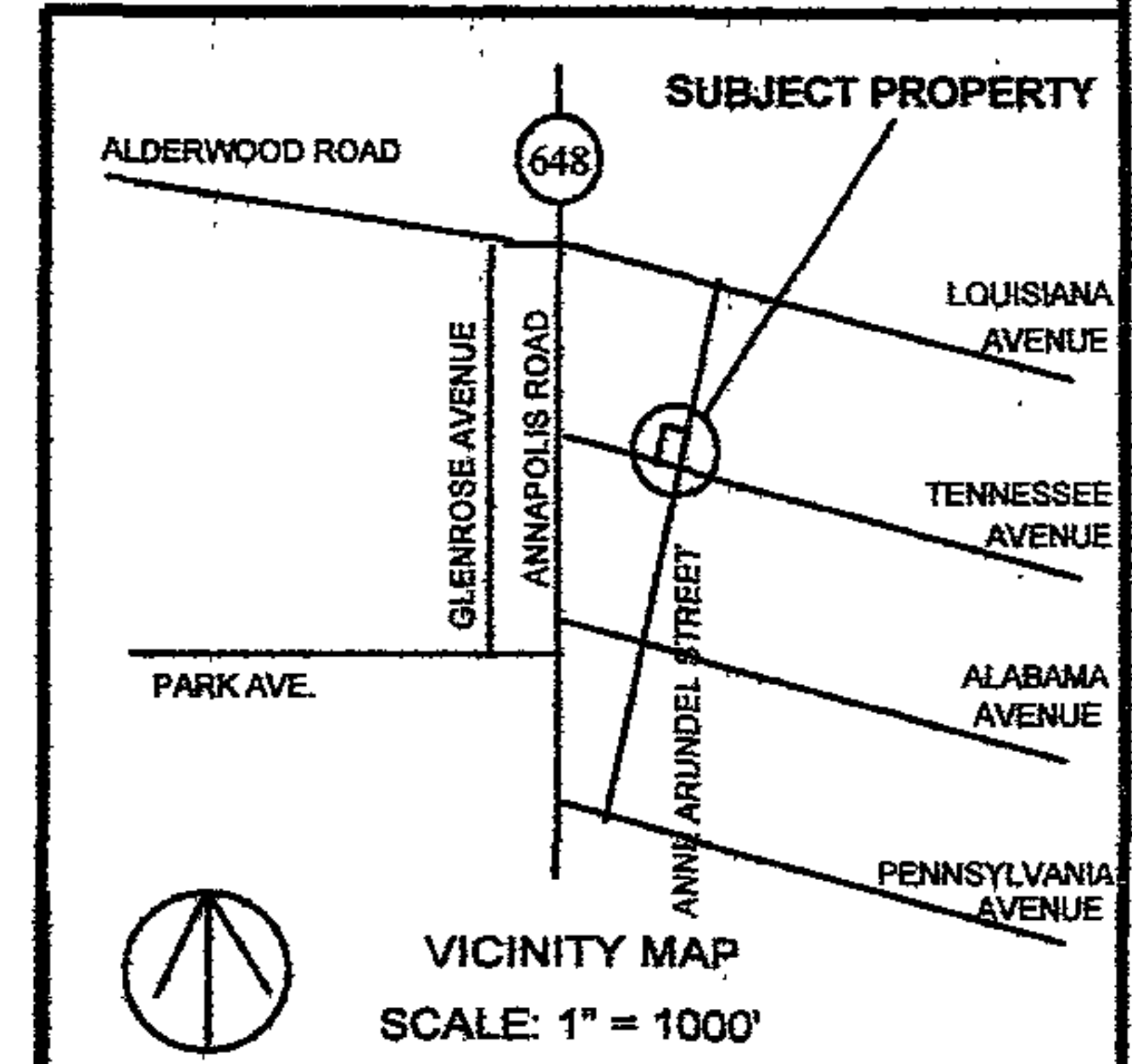
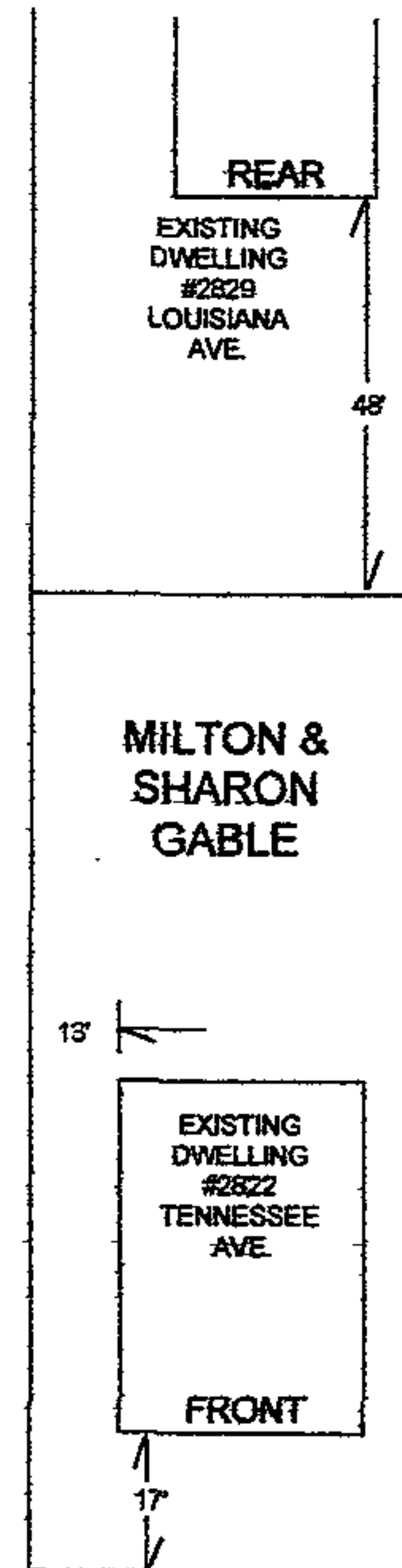
SUBDIVISION NAME ROSEMONT

PLAT BOOK # W.P.C. #7 FOLIO # 100 LOT # 33-37 SECTION # D

OWNER John W. Kisser & Deborah J. Kisser



ANNE ARUNDEL STREET (50' R/W, 18' PAVING)



LOCATION INFORMATION

ELECTION DISTRICT 13th

COUNCILMANIC DISTRICT 1st

1" = 200' SCALE MAP # SW 6-B

ZONING DR 5.5

LOT SIZE 0.287 12.500

ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/ BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY BR ITEM # 377 CASE # 04-377-A

PREPARED BY John W. Kisser

SCALE OF DRAWING: 1" = 40 feet

Plot 24 #1



Front of 2814 Tennessee Avenue
(subject property)



Front of 2812 Tennessee Avenue &
2814 Tennessee Avenue





Side yard of 2814 Tennessee Avenue
with site of previous pool to be
replaced by new pool in same spot
(garage in background)

2822 Tennessee Avenue from corner
of Anne Arundel Street

Side yard of 2814 Tennessee Avenue
from corner of Anne Arundel Street

2822 Tennessee Avenue from corner
of Anne Arundel Street



Front and side yard of 2814
Tennessee Avenue looking Northeast
toward Anne Arundel Street

View North on Anne Arundel Street
from Tennessee Avenue

Side yard of 2814 Tennessee Avenue
with view of previous pool site to be
replaced by new pool on same site
(garage in background)

Front of 2822 Tennessee Avenue





View of 2814 Tennessee Avenue
(subject property) from front of 2822
Tennessee Avenue

View of rear of 2817 Louisiana
Avenue from rear of 2814 Tennessee
Avenue

View of previous pool site to be
replaced by new pool on same site
(garage of subject property in
background)

View of rear of 2812 Tennessee
Avenue from rear of 2814 Tennessee
Avenue



View of rear of 2819 Louisiana
Avenue from rear of 2814 Tennessee
Avenue

View of rear of 2819 & 2827
Louisiana Avenue from rear of 2814
Tennessee Avenue

View of rear of 2819 Louisiana
Avenue from rear of 2814 Tennessee
Avenue

View of previous pool site to be
replaced by new pool on same site
(from rear of 2814 Tennessee
Avenue)