

IN RE: PETITION FOR ADMIN. VARIANCE  
NE/S of Lorraine Avenue, 285 ft. NW  
centerline of Cedar Avenue  
15th Election District  
7th Councilmanic District  
(325 Lorraine Avenue)

James R. Plaine & James M. Scharf  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 04-440-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, James R. Plaine and James M. Scharf. The variance request is for property located at 325 Lorraine Avenue in the eastern area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) in the rear yard to be 19 ft. high in lieu of the permitted 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 4, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments submitted by the Office of Planning dated April 12, 2004, a copy of which is attached hereto and made a part hereto.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

ORDER RECEIVED FOR FILING  
Date 4/23/04  
By R. Plaine



"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

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

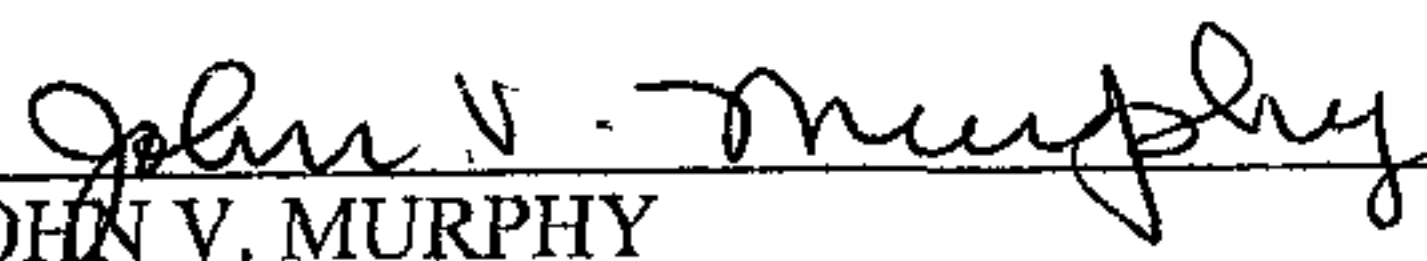
THEREFORE, IT IS ORDERED, this 23 day of April, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) in the rear yard to be 19 ft. high in lieu of the permitted 15 ft., be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

ORDERED FILED  
Date 4/23/04  
By J. R. J. J. J.



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;
2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit and/or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities;
3. The Petitioners shall not allow the accessory structure to be used for commercial purposes; and
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING  
Date 4/23/07  
By [Signature]



## **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*

April 23, 2004

James R. Plaine  
James M. Scharf  
325 Lorraine Avenue  
Baltimore, Maryland 21221

Re: Petition for Administrative Variance  
Case No. 04-440-A  
Property: 325 Lorraine Avenue

Dear Messrs. Plaine & Scharf:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been approved 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 black ink that reads "John V. Murphy".

John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)







# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 325 Lorraine Ave  
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) 400.3 to Permit A Detached

Accessory Structure in the Rear Yard to be 19 ft. High in  
view of 15 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 \_\_\_\_\_

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.

## Legal Owner(s):

JAMES ROBERT PLAINE  
Name - Type or Print \_\_\_\_\_

James Robert Plaine  
Signature \_\_\_\_\_

JAMES MARTIN SCHARF  
Name - Type or Print \_\_\_\_\_  
3rd. Kathleen J. Scharf

James Martin Scharf  
Signature \_\_\_\_\_  
3rd. Kathleen J. Scharf

325 LORRAINE AVE 410-682-962  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Balti MD 21231  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted:

Name \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

Reviewed By STN Date 03-24-04

Estimated Posting Date 04 04 04

CASE NO. 04 440 7

EV 10/25/01

ORDER RECEIVED FOR FILING  
4/23/04  
by [signature]



# 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 325 Lorraine Ave  
Address  
Baltimore MD. 21221  
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 am requesting a variance because the county law states the Maximum height for a garage is 15', I would like the garage to be 19' to house a recreational vehicle.

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.

James Robert Plaine  
Signature

JAMES ROBERT PLAINE  
Name - Type or Print

James Martin Scharf & Kathleen J. Scharf  
Signature

JAMES MARTIN SCHARF / Kathleen J. Scharf  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAMES ROBERT PLAINE and JAMES MARTIN SCHARF & KATHLEEN J. SCHARF  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Philip K. Rieker  
Notary Public

My Commission Expires July 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 325 Lorraine Ave  
Address  
Baltimore MD. 21221  
City State Zip Code

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I am requesting a variance because the county law states the Maximum height for a garage is 15', I would like the garage to be 19' to house a recreational vehicle.

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.

James Robert Plaine  
Signature

JAMES ROBERT PLAINE  
Name - Type or Print

James Martin Scharf & Kathleen J. Scharf  
Signature  
JAMES MARTIN SCHARF / Kathleen J. Scharf  
Name - Type or Print

-----  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAMES ROBERT PLAINE and JAMES MARTIN SCHARF & KATHLEEN J. SCHARF  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Philip K. Rieker  
Notary Public  
My Commission Expires July 2006





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 325 Lorraine Ave  
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) 400.3 to Permit A DETACHED

ACCESSORY STRUCTURE IN THE REAR YARD TO BE 19 FT. HIGH IN  
Lieu of 15 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

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.

## Legal Owner(s):

JAMES ROBERT PLAINE

Name - Type or Print

James Robert Plaine

Signature

JAMES MARTIN SCHARF

Name - Type or Print

Kathleen J. Scharf

Signature

325 LORRAINE AVE 410-682-962

Address

Telephone No.

Balti

City

MD

State

21231

Zip Code

## Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 04-440-A

Reviewed By STJ Date 03-24-04

Estimated Posting Date 04-04-04



# Zoning Description

Zoning Description For: 325 Lorraine Ave.

Beginning at a point on the NE side of Lorraine Ave. Which is 40ft. wide at the distance of <sup>385</sup>~~30~~ft. nw of the centerline of the nearest improved intersecting street Cedar Ave. which is 40ft wide. \*Being lot # 24 Block 1I, section #E in the subdivision of No Name as recorded in Baltimore County Plat Book #5, Folio # 39, containing 7,000  $\square$  . Also known as 325 Lorraine Ave and located in the 15 Election District, 7 .

04-440-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

DATE 03-24-04 ACCOUNT DCR CCG CISC

AMOUNT \$ 650

RECEIVED  
FROM: James S. [Signature]

FOR: Res. Unit (Dinner)  
325 Lexington Ave

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

03-24-04

No. 35732

PAID RECEIPT

BUSINESS RETURN

DATE 3/24/2004 TIME 14:32:46

BY WALTON B. [Signature]

RECEIPT # 59904 DATE 3/24/2004 OFFER

NOTE: 5.00 ZWING VERIFICATION

TX NO. 035732

Receipt Int

\$5.00 CH

Baltimore County, Maryland

CASHIER'S VALIDATION



# CERTIFICATE OF POSTING

RE: Case No.: 04-440-A

Petitioner/Developer: SCUARE

Date of Hearing/Closing: 4/19/04

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

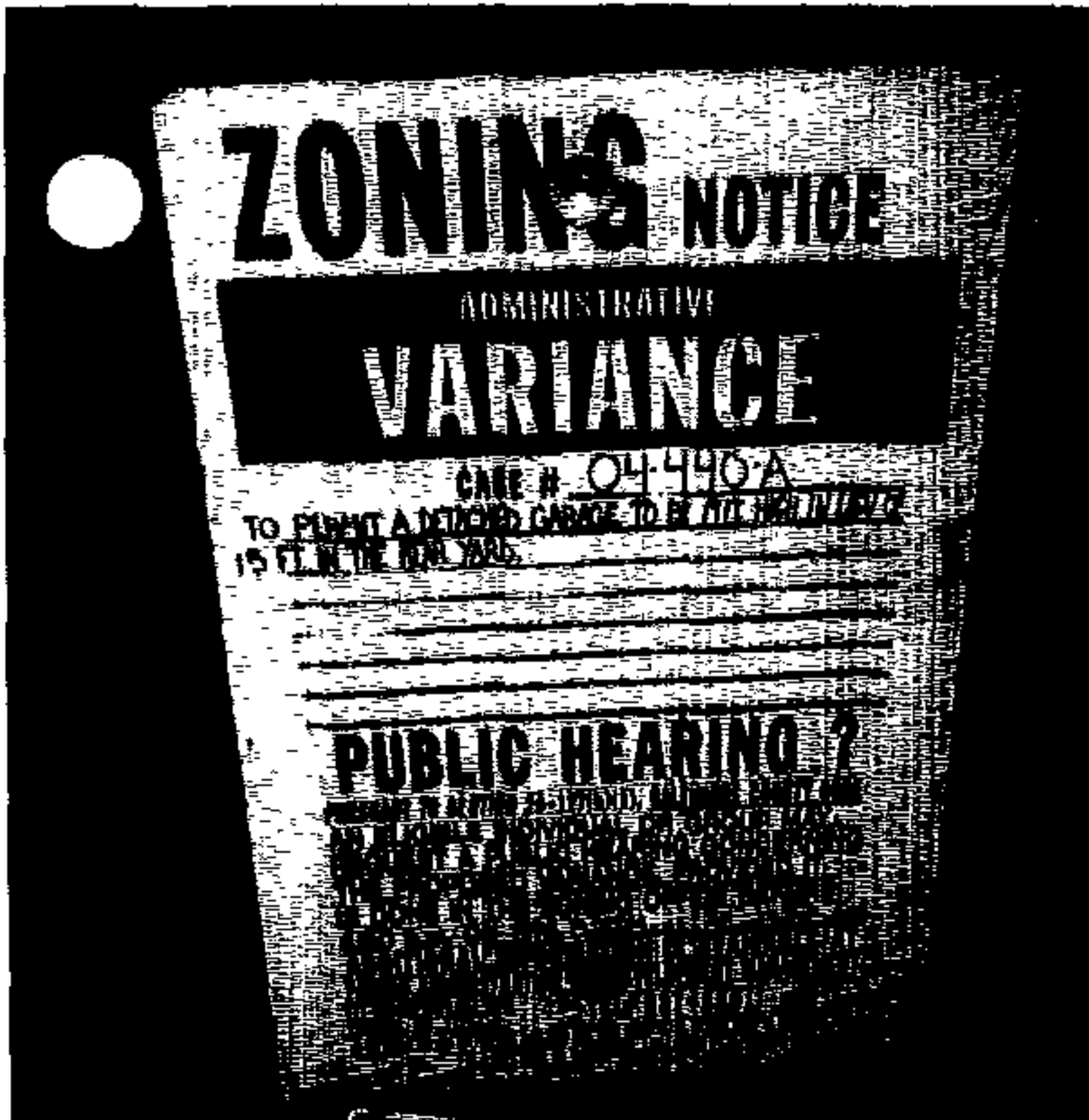
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

325 LORRAINE AVE

The sign(s) were posted on

4/4/04  
(Month, Day, Year)

Sincerely,



Robert Black 4/4/04  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(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 04-440-A

Petitioner JAMES M SCHARF

Address or Location 325 LORRAINE AVE

PLEASE FORWARD ADVERTISING BILL TO

Name JAMES M SCHARF

Address 327 LORRAINE AVE

Balti MD 21221

Telephone Number 410-238-2420

04-440-A



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 04-440 -A Address 325 LORRAINE AVE  
Contact Person: SONIA R. ALEXANDER Phone Number: 410-887-3391  
Planner Please Print Your Name

Filing Date: 03-24-04 Posting Date: 04-04-04 Closing Date: 04-19-04

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 04-440 -A Address 325 LORRAINE AVE  
Petitioner's Name SCHAEFF Telephone \_\_\_\_\_  
Posting Date: 04-04-04 Closing Date: 04-19-04  
Wording for Sign: To Permit A DETACHED GARAGE, 19 FT. HIGH IN REAR OF  
15 FT. IN REAR YARD.



**Department of Permits  
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*

April 19, 2004

James Robert Plaine  
James Martin Scharf  
325 Lorraine Avenue  
Baltimore, Maryland 21221

Dear Mr. Plaine and Mr. Scharf:

RE: Case Number:04-440-A, 325 Lorraine Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 24, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "W" and a cursive "Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



## Fire Department

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



## Baltimore County

*James T. Smith, Jr., County Executive*  
*John J. Hohman, Chief*

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

March 31, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 31, 2004

Item No.: <sup>440</sup>436-449

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.

6. 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

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** May 18, 2004

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 12, 2004  
Item Nos. 436, 437, 438, 439, 440, 441,  
445, 446, 447, 448, and 449

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: Tim Kotroco

FROM: R. Bruce Seeley *RS/jpd*

DATE: April 5, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

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

04-436

04-437

04-438

04-439

04-440

04-441

04-445

04-446

04-447

04-448

04-449

Reviewers: Sue Farinetti, Dave Lykens



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 12, 2004

**RECEIVED**

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

APR 14 2004

**SUBJECT:** Zoning Advisory Petitions

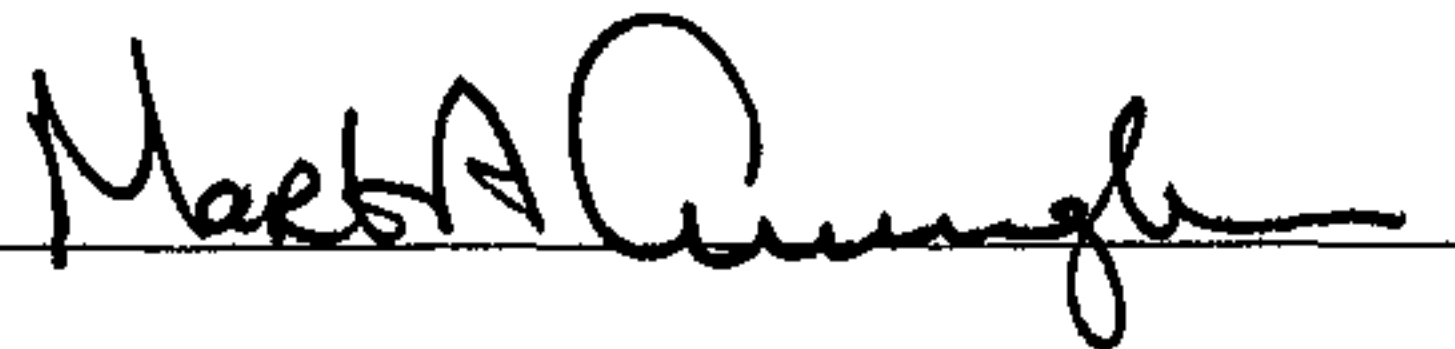
**ZONING COMMISSIONER**

**Case #:** 04-440 – Administrative Variance

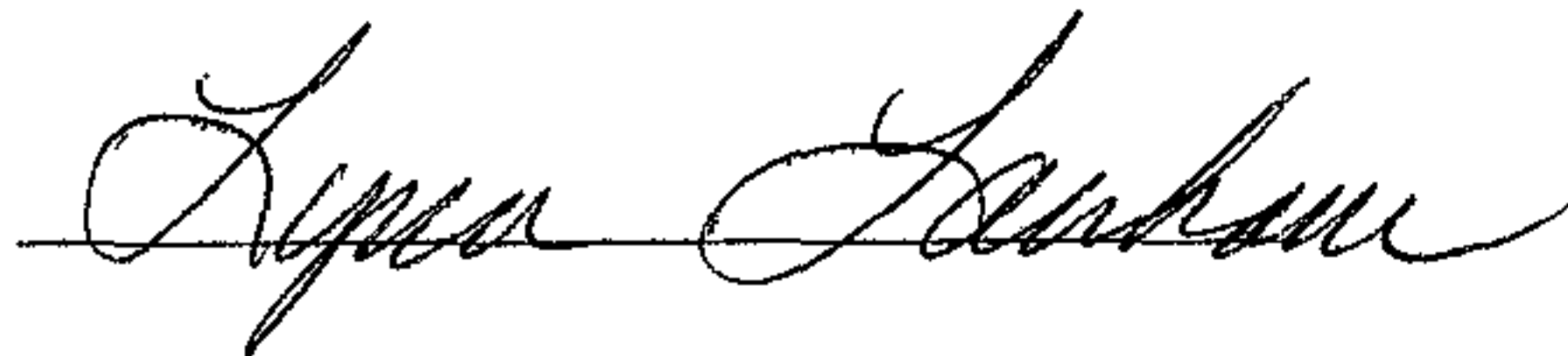
The Office of Planning does not oppose the petitioner's request to permit an accessory structure to have a height of 19 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities; and,
2. The accessory structure shall not be used for commercial purposes.

**Prepared by:**



**Section Chief:**



AFK/LL: MAC



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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.5.04

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

RE: Baltimore County  
Item No. 440 JRA

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



# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 325 Lorraine Ave

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

SUBDIVISION NAME ESSEX

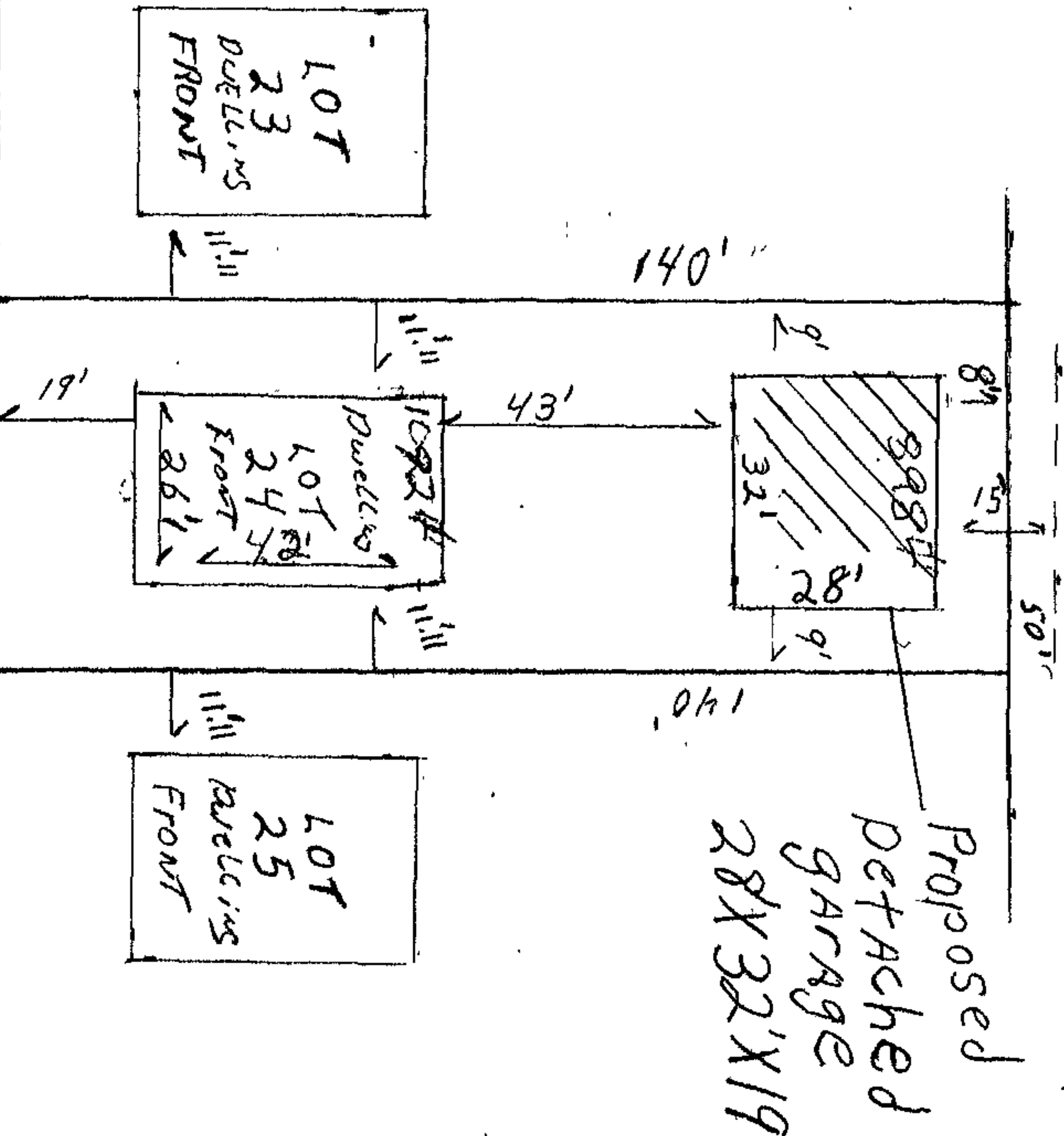
PLAT BOOK # 5 FOLIO # 39 LOT # 24 SECTION # E

OWNER JAMES BLAIR/JAMES/KATHLEEN Scharf

Alley 141



NORTH

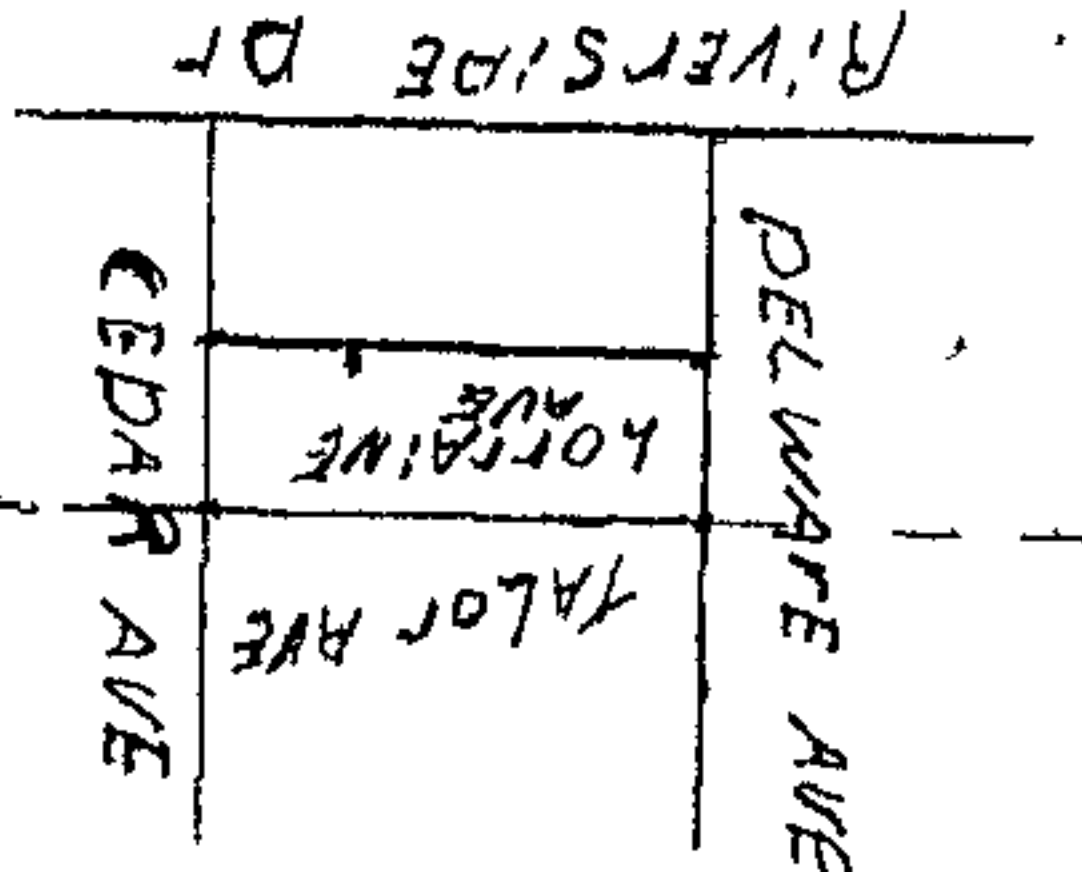


PREPARED BY JAMES M Scharf

SCALE OF DRAWING: 1" = 30'



VICINITY MAP  
SCALE: 1" = 1000'



## LOCATION INFORMATION

ELECTION DISTRICT 7

COUNCILMANIC DISTRICT 15

1" = 200' SCALE MAP # NE 16

ZONING DR 5.5

LOT SIZE 0.161 7000

ACREAGE 0.161 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY  
REVIEWED BY 8007 ITEM # 1044400 CASE #

Pet. 24 #1





04 HO-A.

REAR YARD  
WHERE GARAGE  
WILL GO.

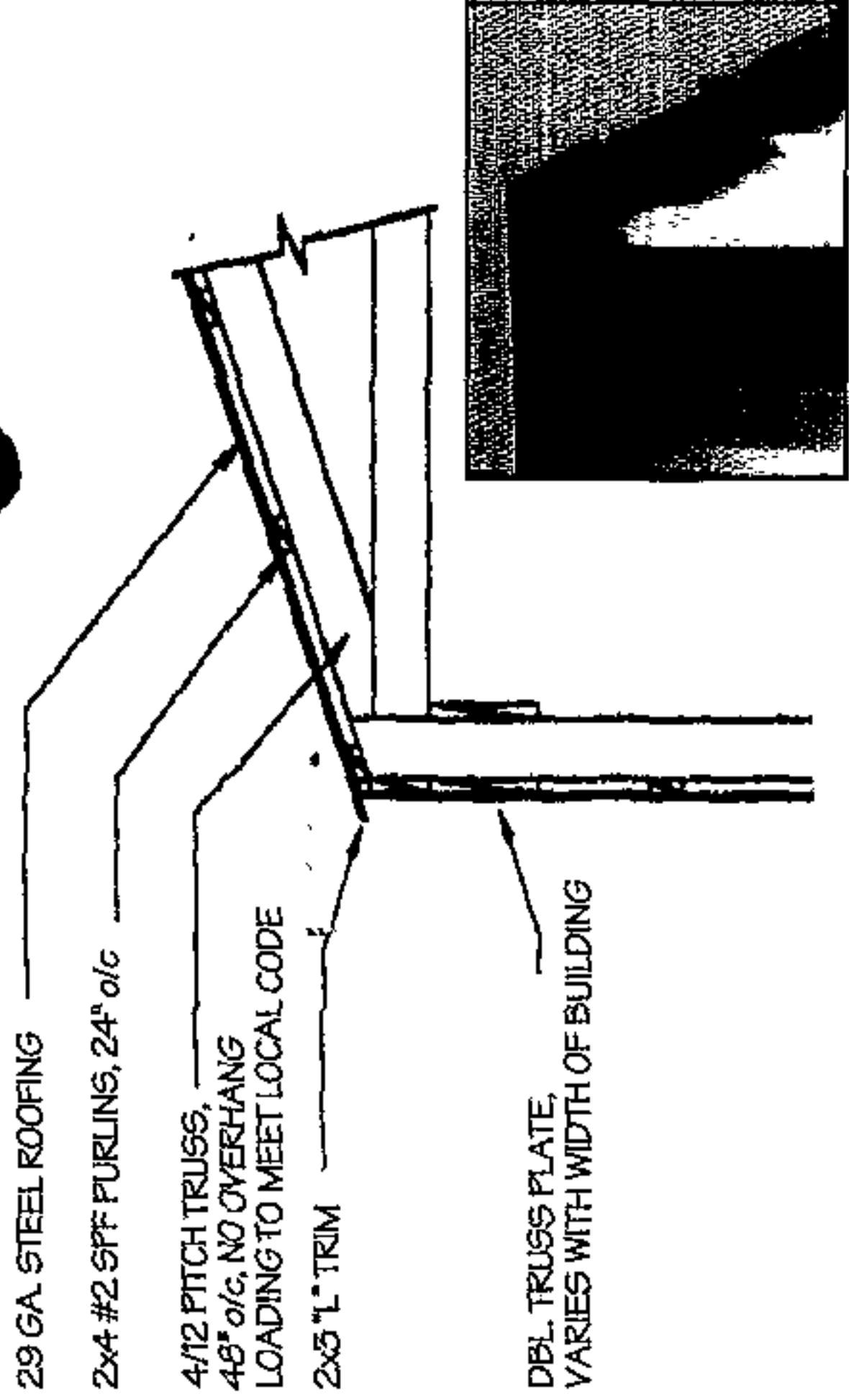
ENTRY WILL  
BE THROUGH

SCREEN -  
ALLEY WILL NOT

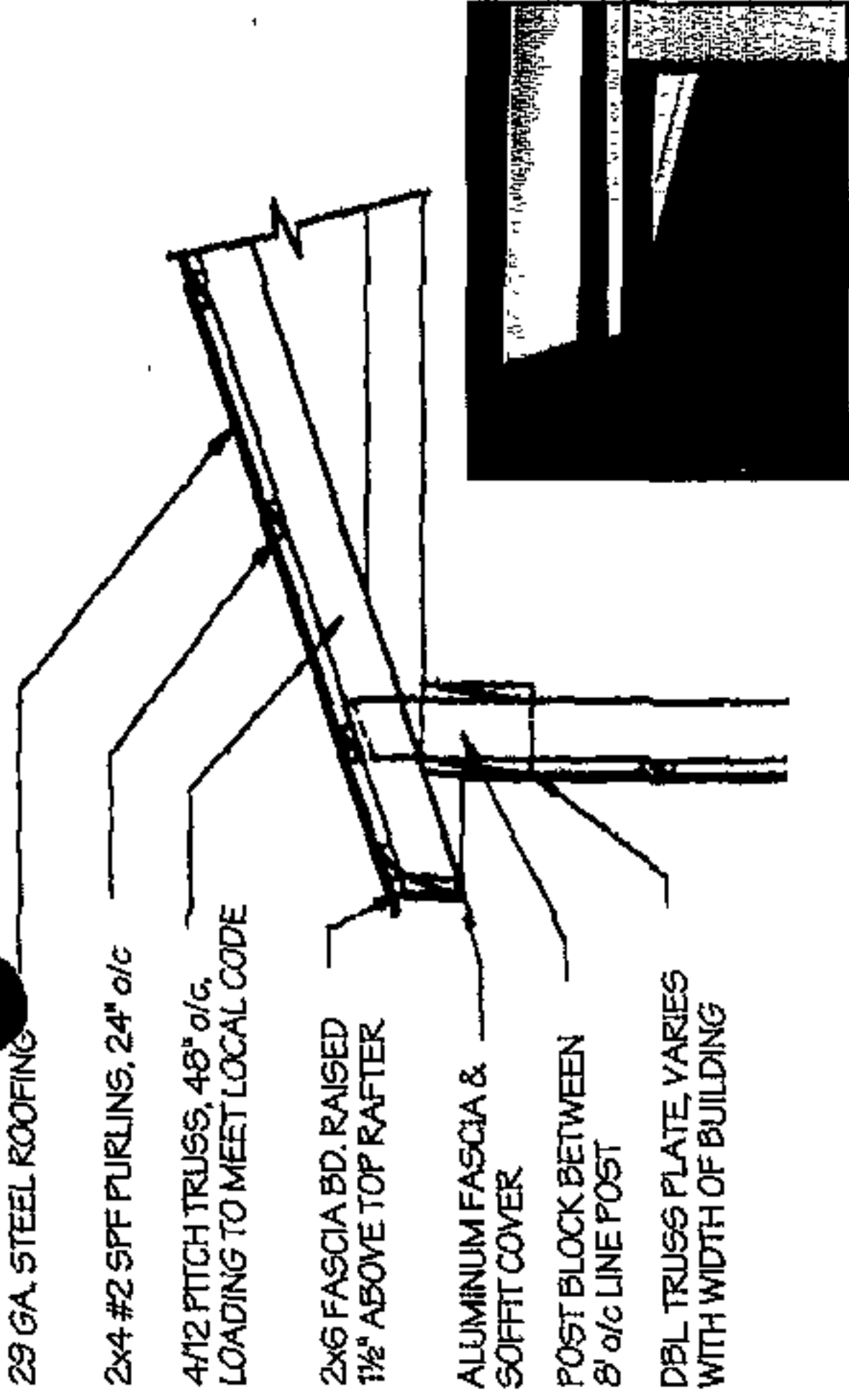
BE USED, YEA  
APP.



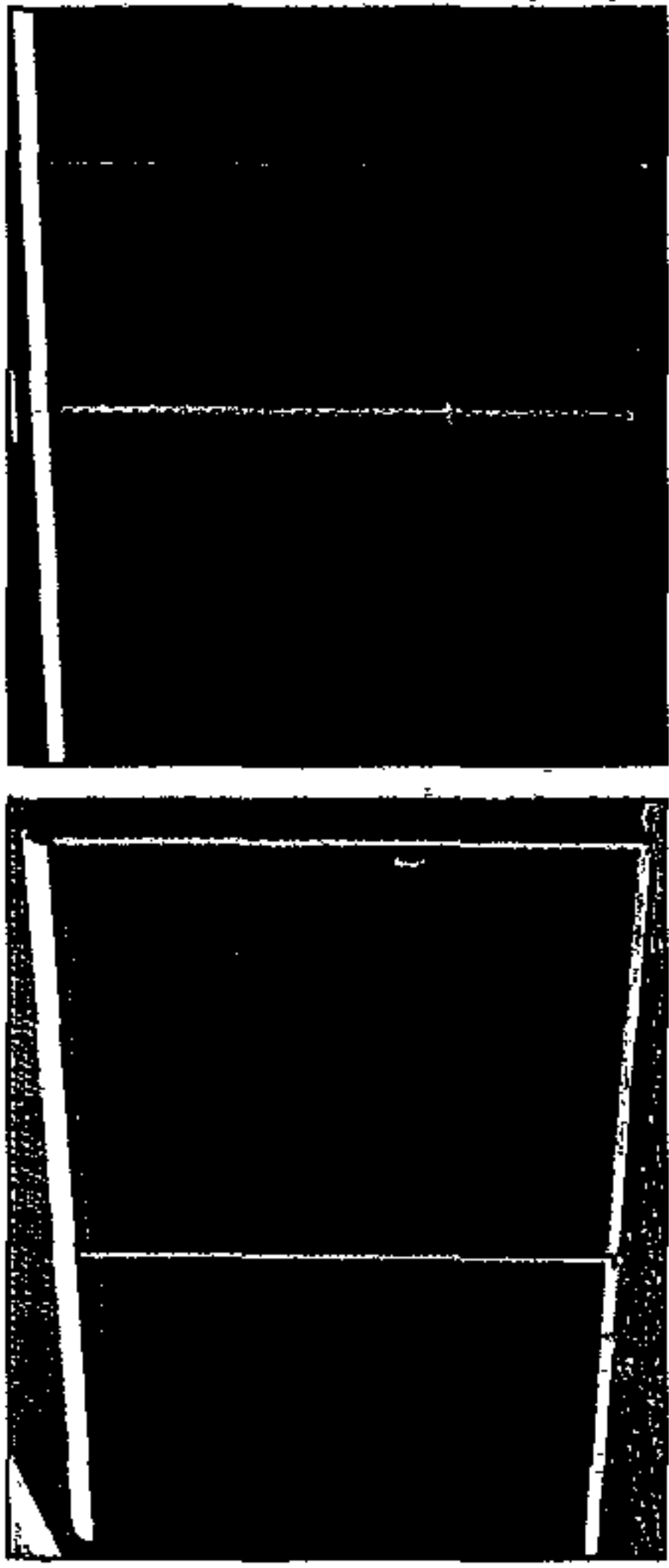
Flush Eave



12" Overhang



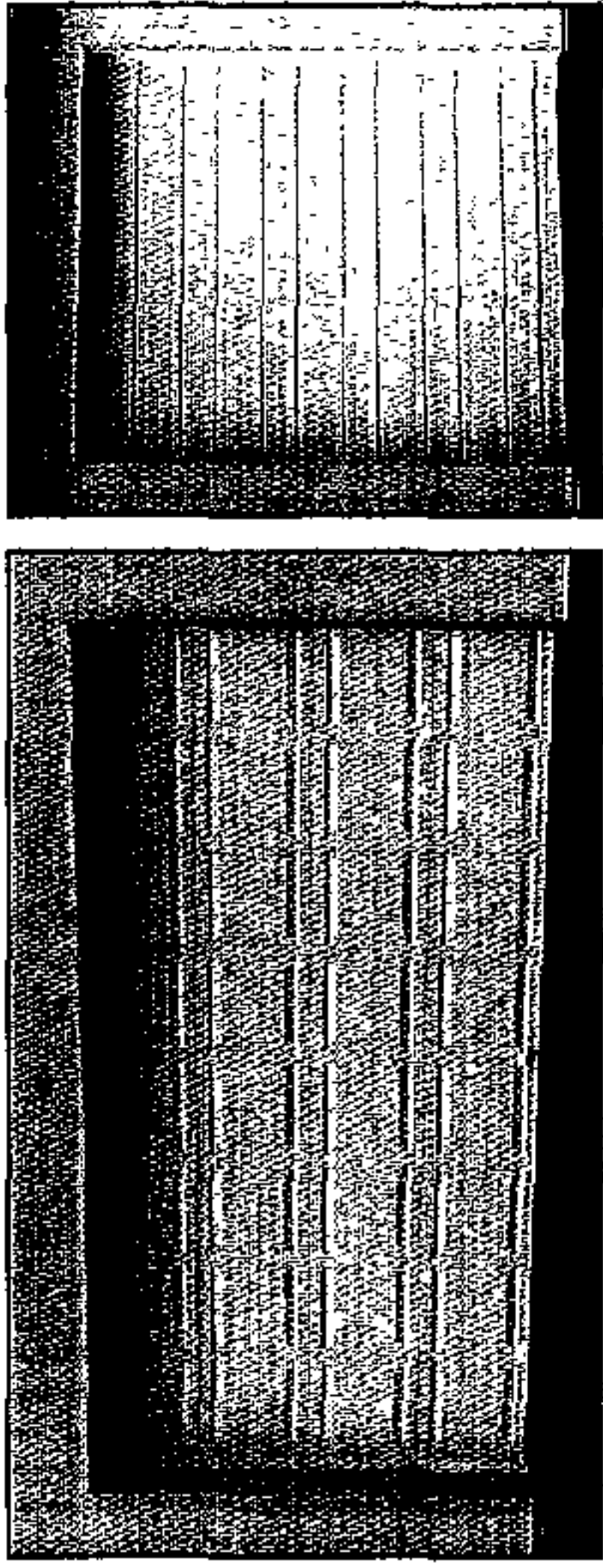
Sliding Track Doors



Single Sliding

Split Sliding

Steel Overhead Doors



Residential

Commercial

Torsion Bars Standard On All Doors

Standard Features

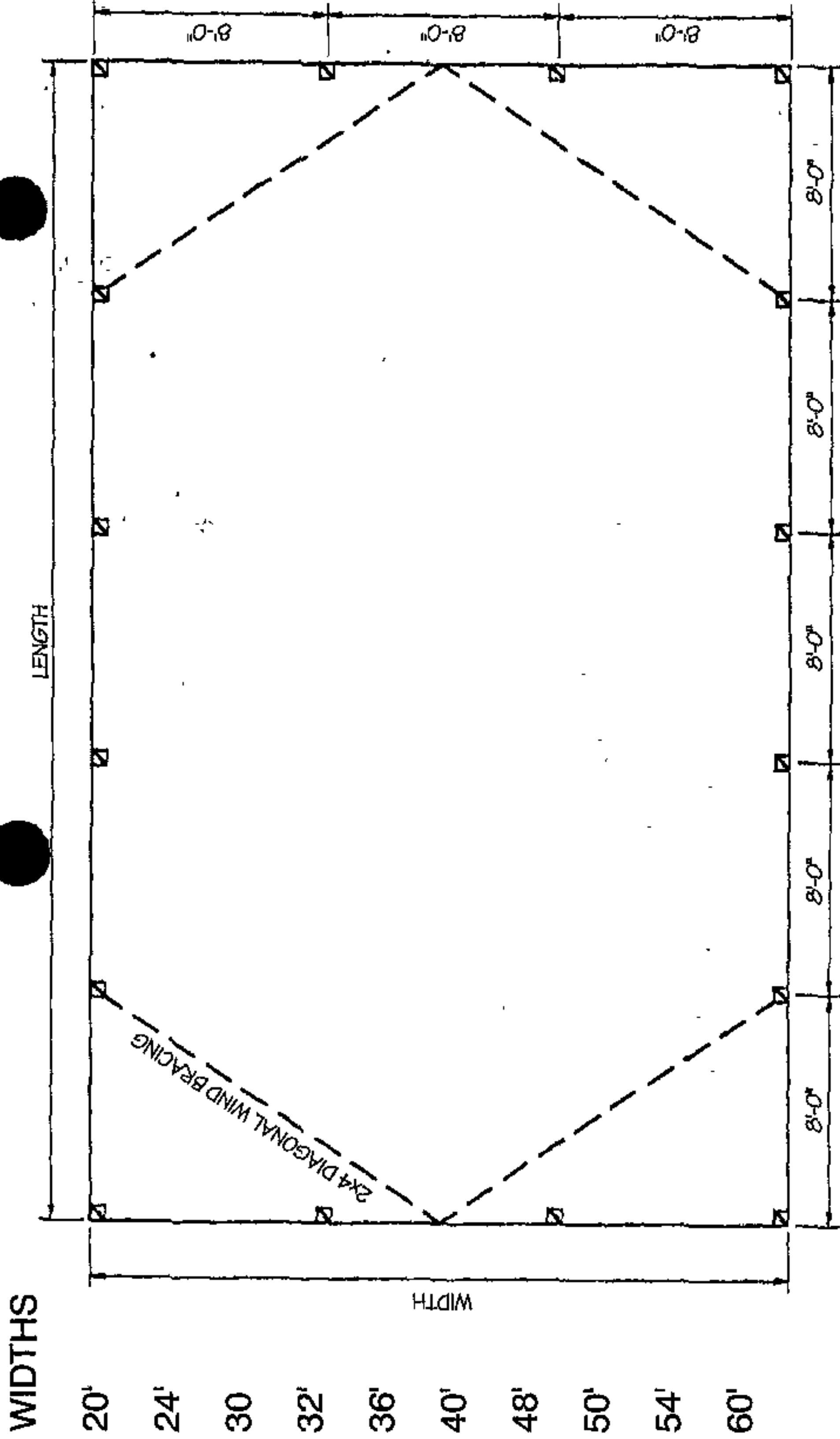
- Engineered Roof Trusses @48" o/c - 4/12 Pitch - 25, 30 & 40 pound Snow Loads
- Solid Sawn Posts - 4"x6" & 6"x6" .60 CCA @8' o/c
- 2"x4" Spruce Roof & Sidewall Purlins @24" o/c & Southern Yellow Pine Truss Supports
- 29 ga. Steel Roofing & Siding - 25 year Manufacturer's Warranty on Painted Steel - All Screwed Down
- 1 pc. Steel on Gable Ends and Roofs - No Seams or Z-Flashing
- Residential Aluminum Soffit & Fascia Systems
- Professional Crews for Installation - All Completely Insured

Options

- SIDING. . . . . A wide variety of painted steel colors, also galvanized, galvalume and T1-11 wood siding
- ROOFING. . . . . A wide variety of painted steel colors, shingles and cupolas
- DOORS . . . . . Sliders- any height or width - single or split  
Overheads - any size, all steel, insulated or non-insulated
- OVERHANGS . . . . . Eaves - 12" - 24", Gables 12" - 24"
- WINDOWS . . . . . Insulated or non-insulated - many sizes available
- LITE PANELS . . . . . Sidelites & skylites in clear and white fiberglass
- VENTS . . . . . Ridge Vents, Gable Vents and Cupolas
- LEAN-TO'S . . . . . Almost any size, open or enclosed
- INSULATION . . . . . Various types, sizes and R-values
- HORSE BARN . . . . . Complete horse stalls, dutch doors and accessories

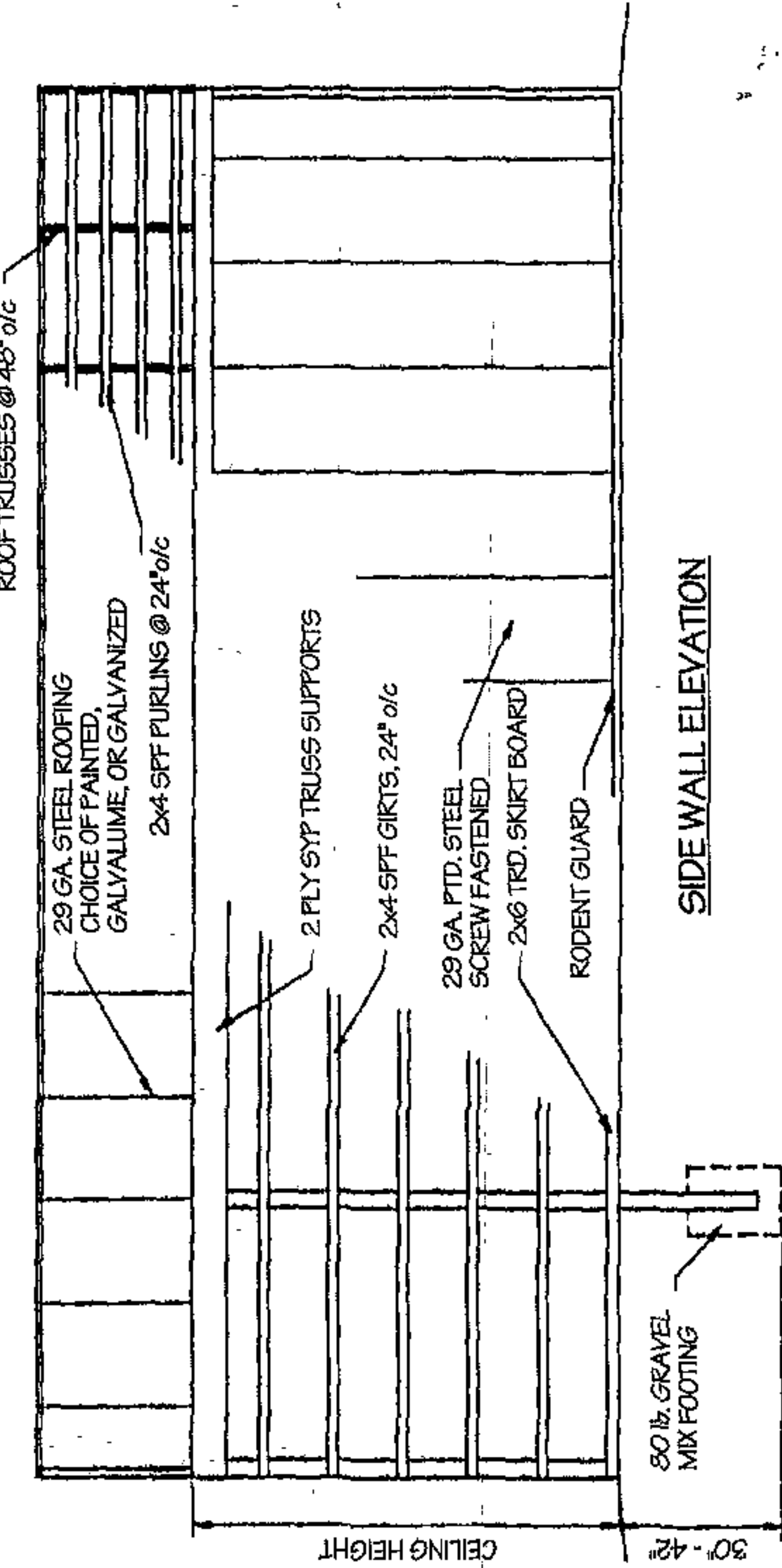


COMMON LENGTHS 24 - 28 - 32 - 36 - 40 - 48 - 56 - 60 - 64 - 72 - 80 - 88 - 96 - 100 - & UP

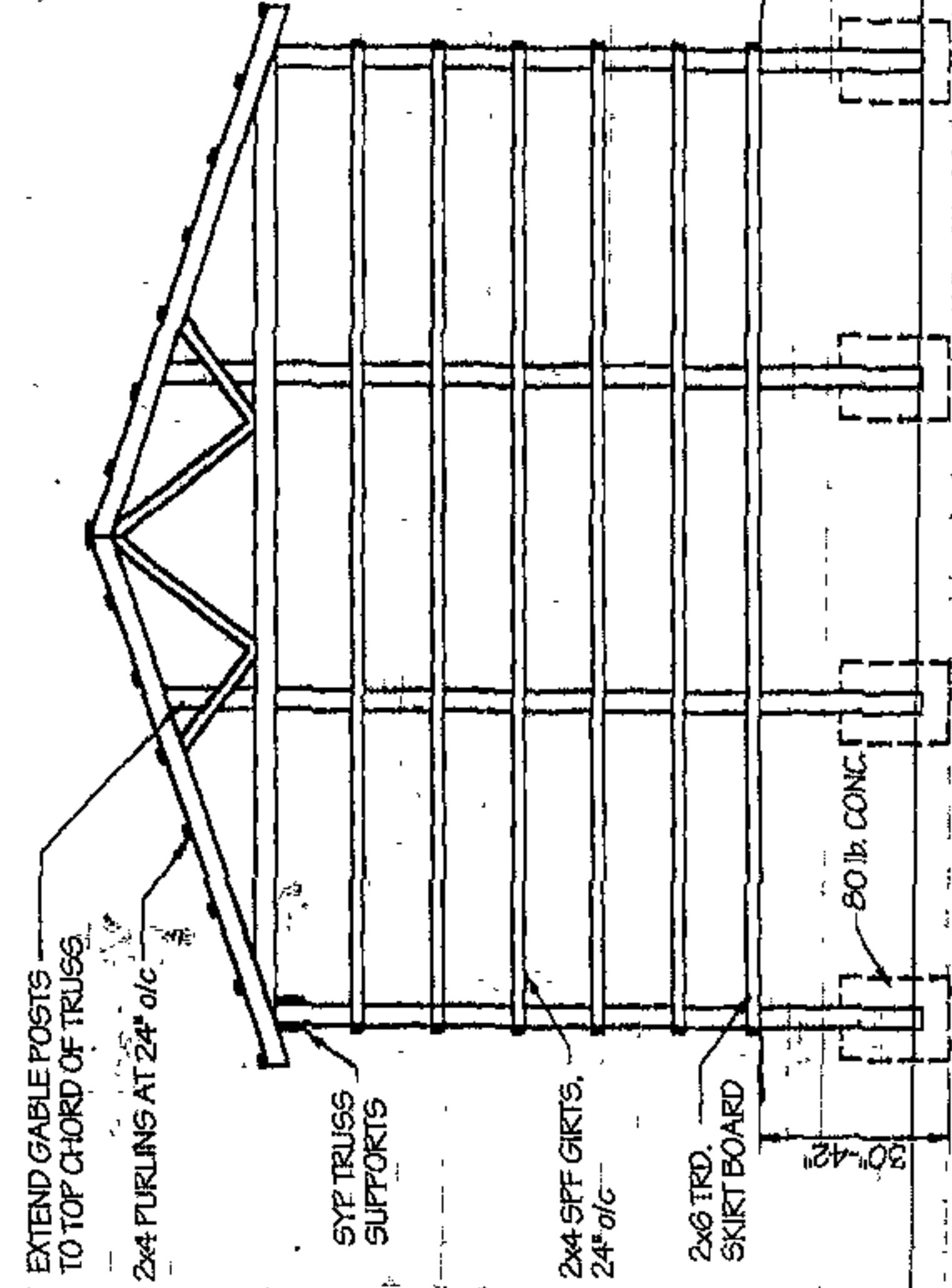


SAMPLE FLOOR PLAN

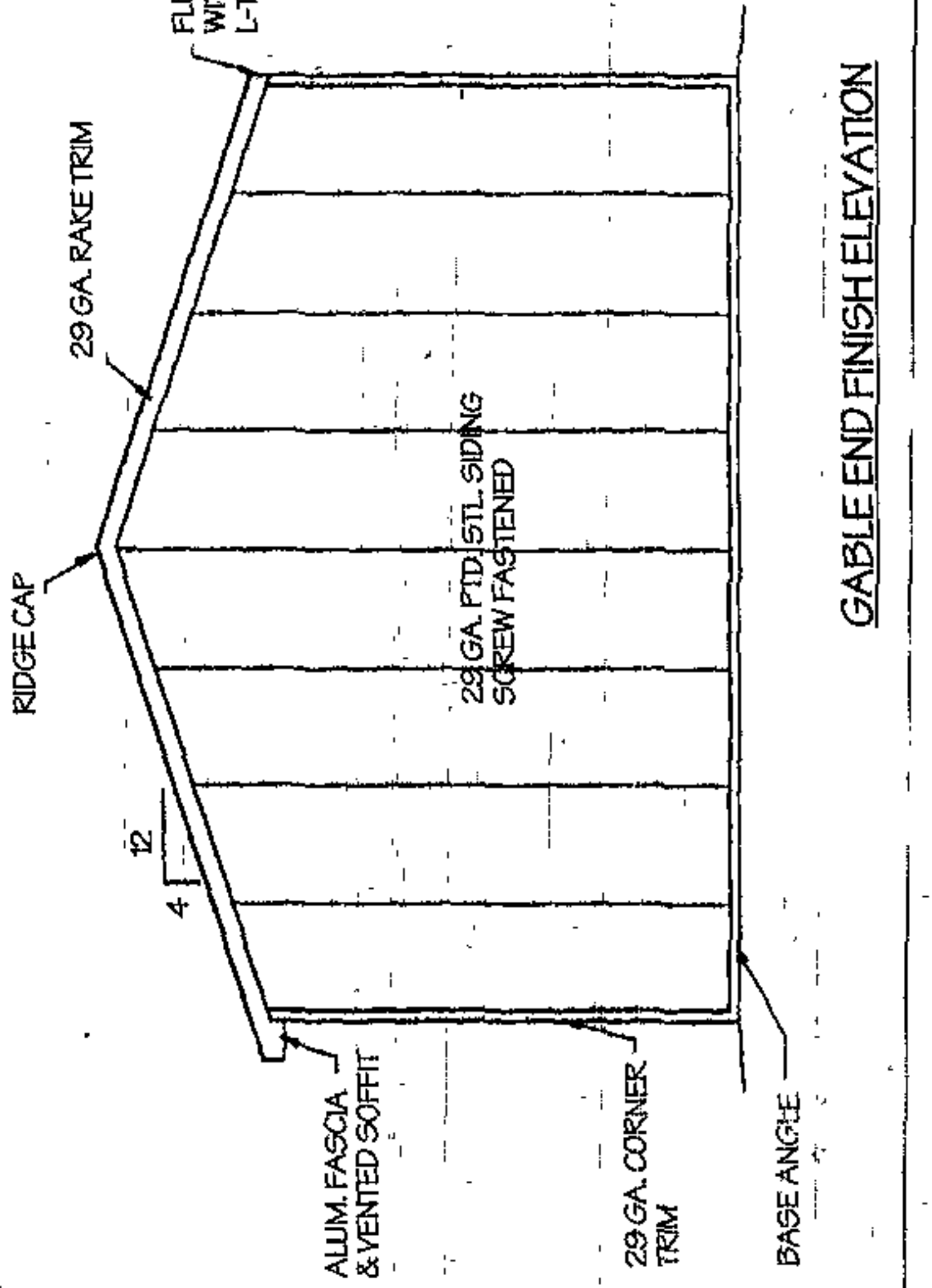
After you've determined your building size, you need to prepare the site. The site should be graded a minimum of 3' larger all the way around the building. (Ex. a 30' x 40' building should have a leveled area of 36' x 46'.) It is highly recommended that you have your site graded well before the building is built.



SIDE WALL ELEVATION



GABLE END FRAMING ELEVATION

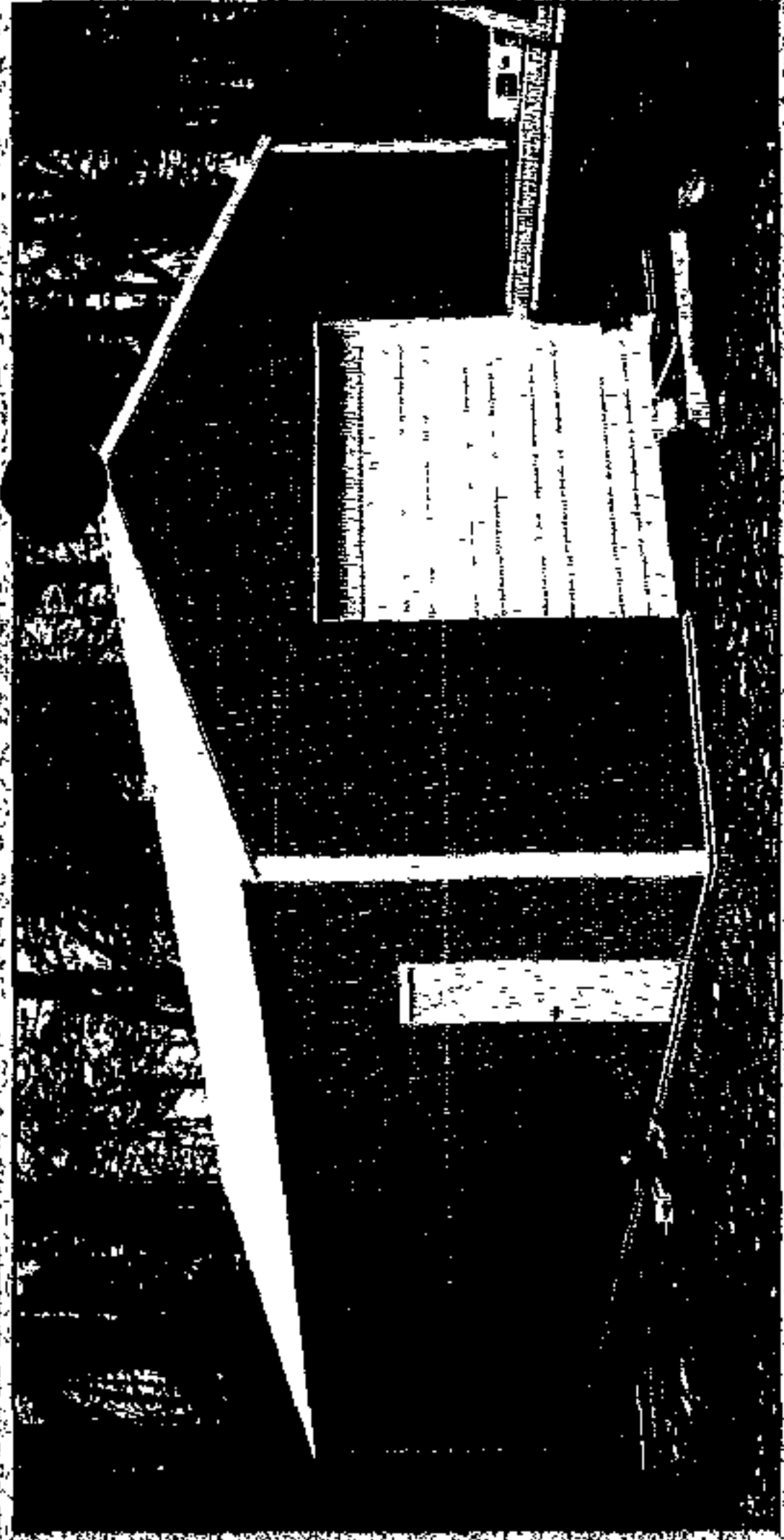


GABLE END FINISH ELEVATION

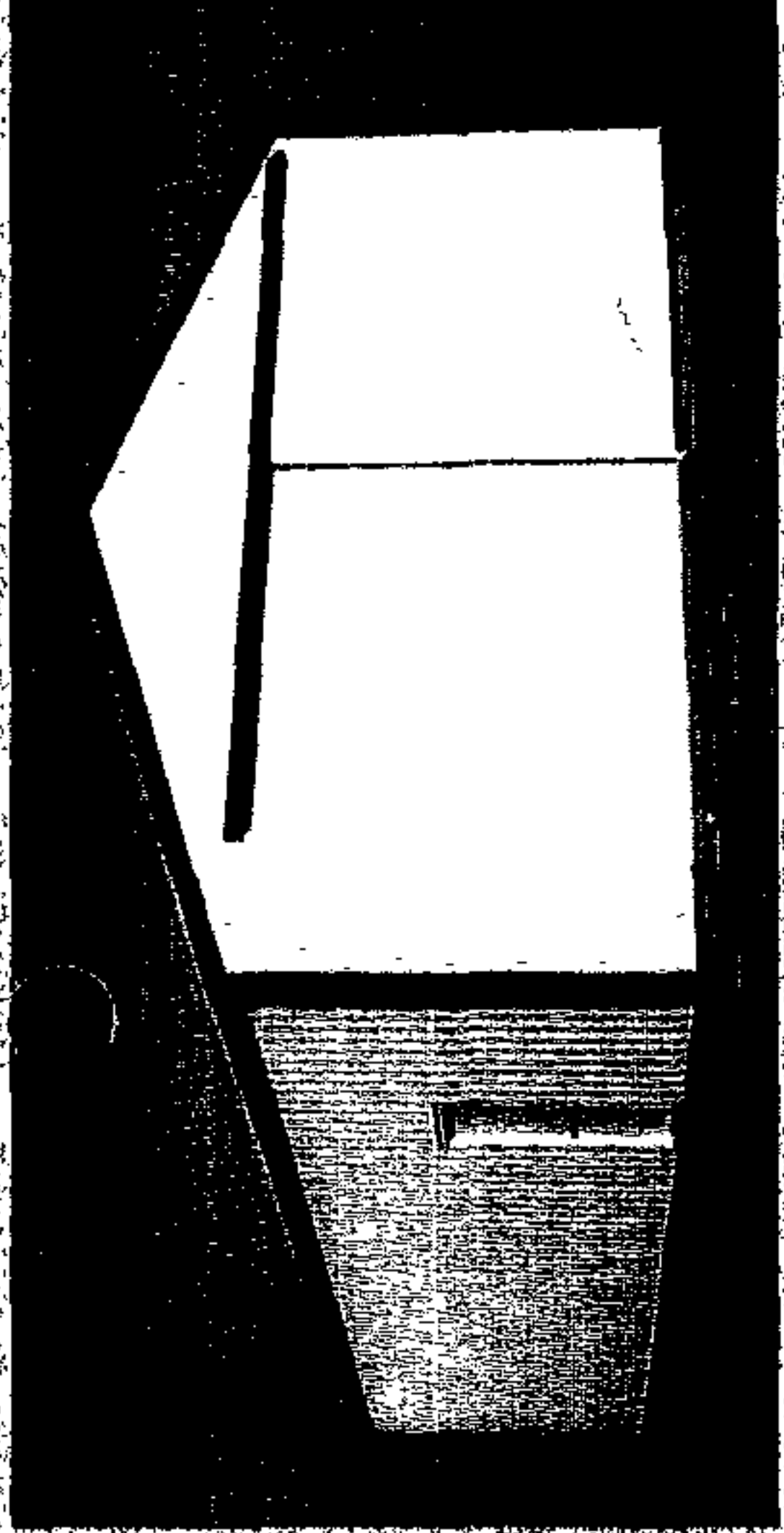
Our pole buildings can be built in almost any size. You determine the size that fits your needs. However, working with "typical" increments is economically beneficial to you. The most common widths and lengths can be found above & to the left of the sample layout. Ceiling heights typically come in: 8'-10'-12'-14'-16'.



24' x 40' x 10'



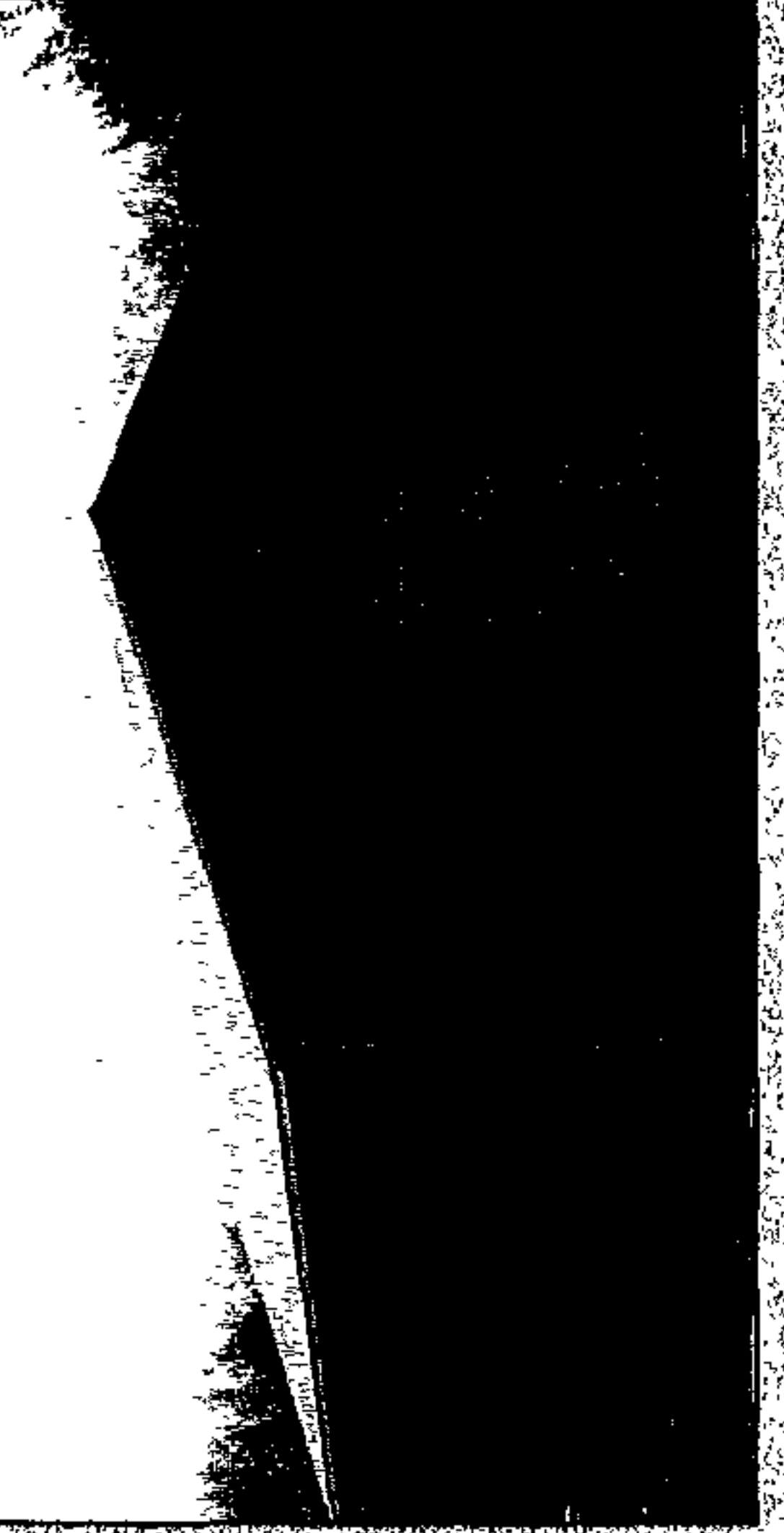
30' x 48' x 12'



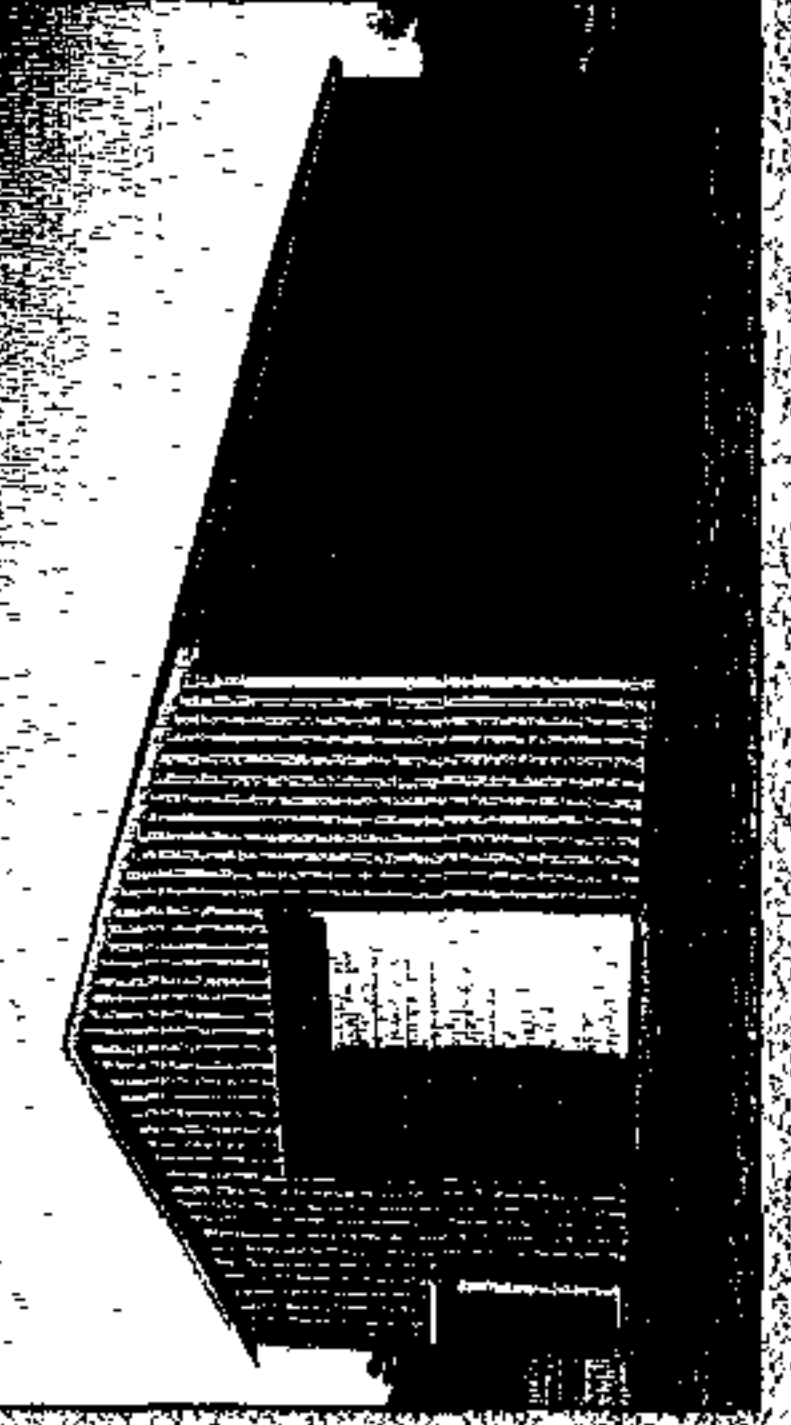
43' x 80' x 12'



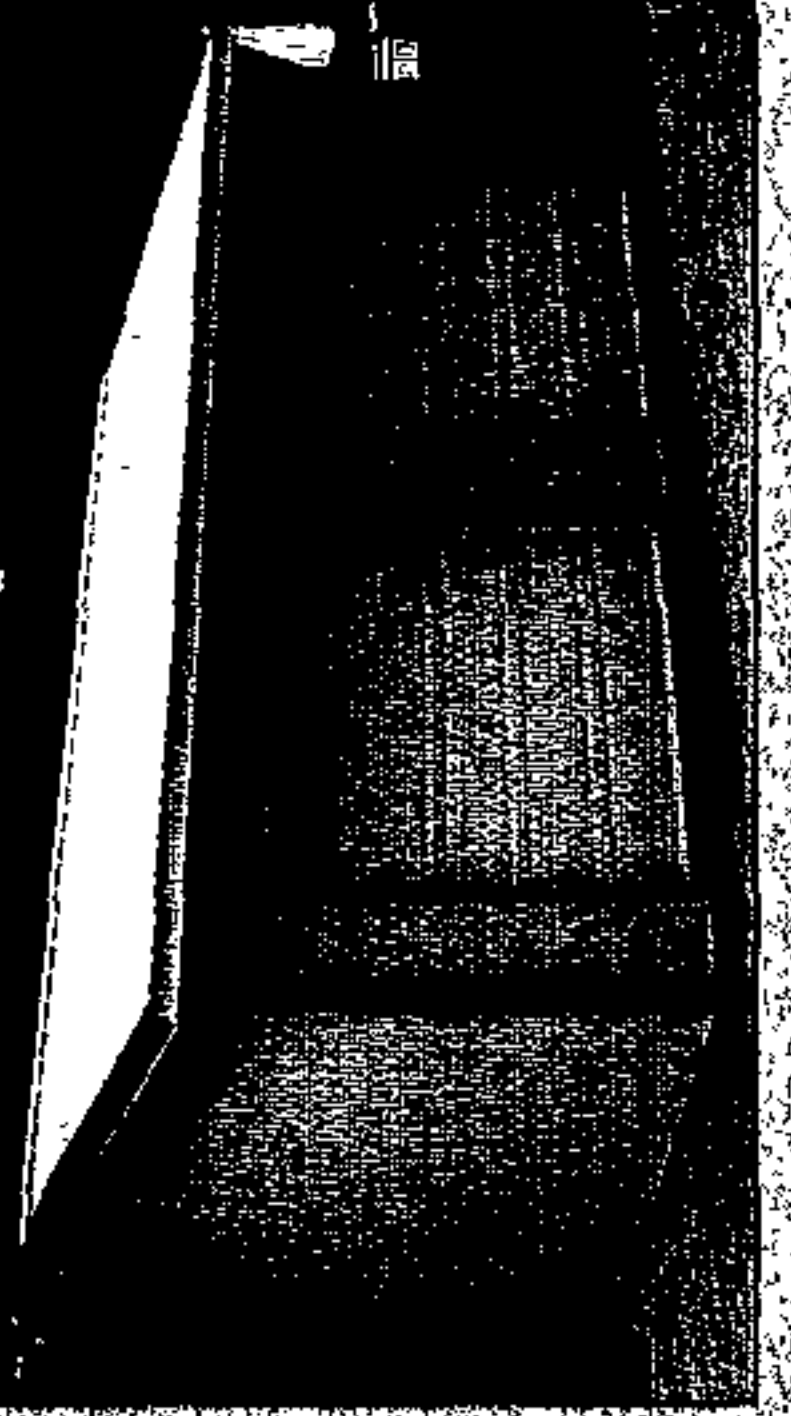
48' x 96' x 16'



30' x 60' x 14'



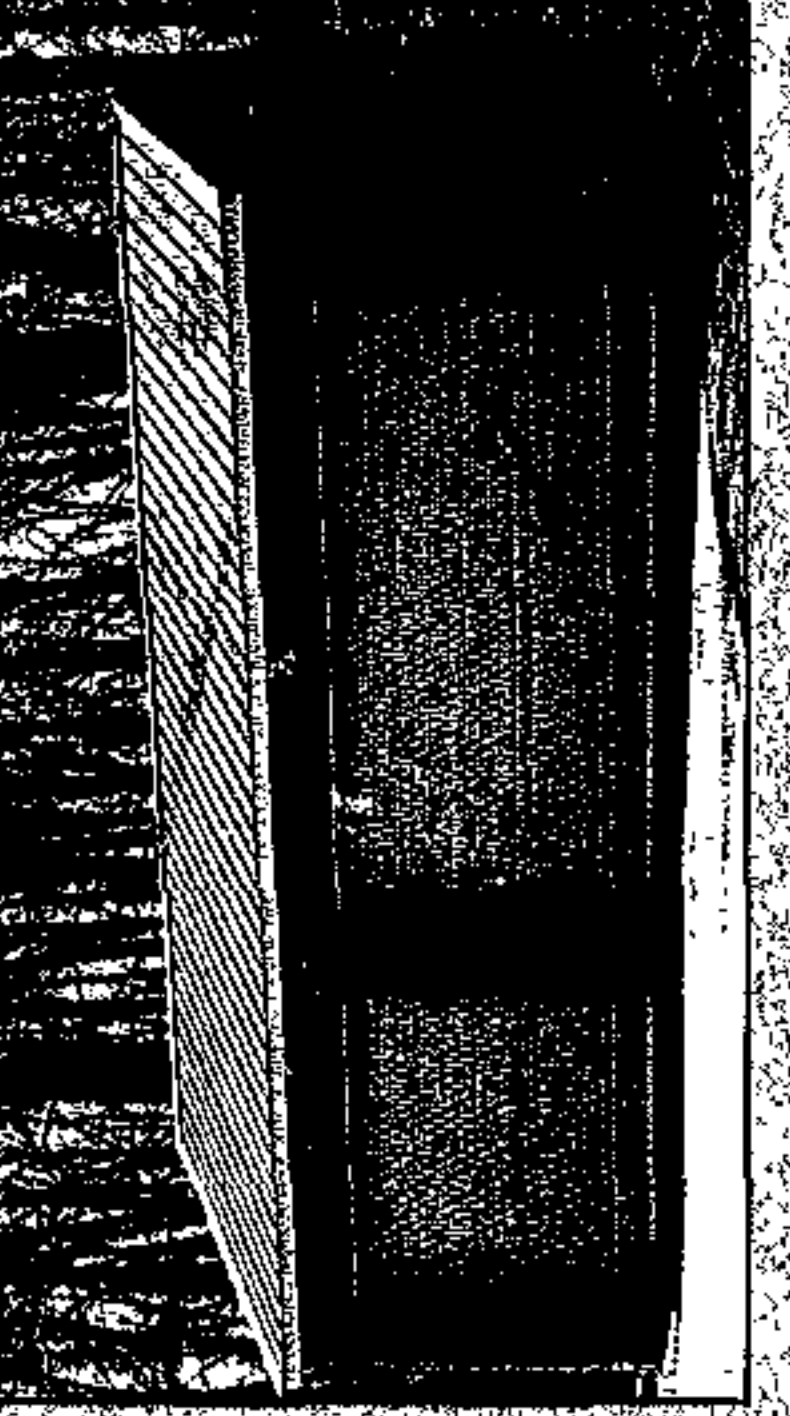
24' x 24' x 10'



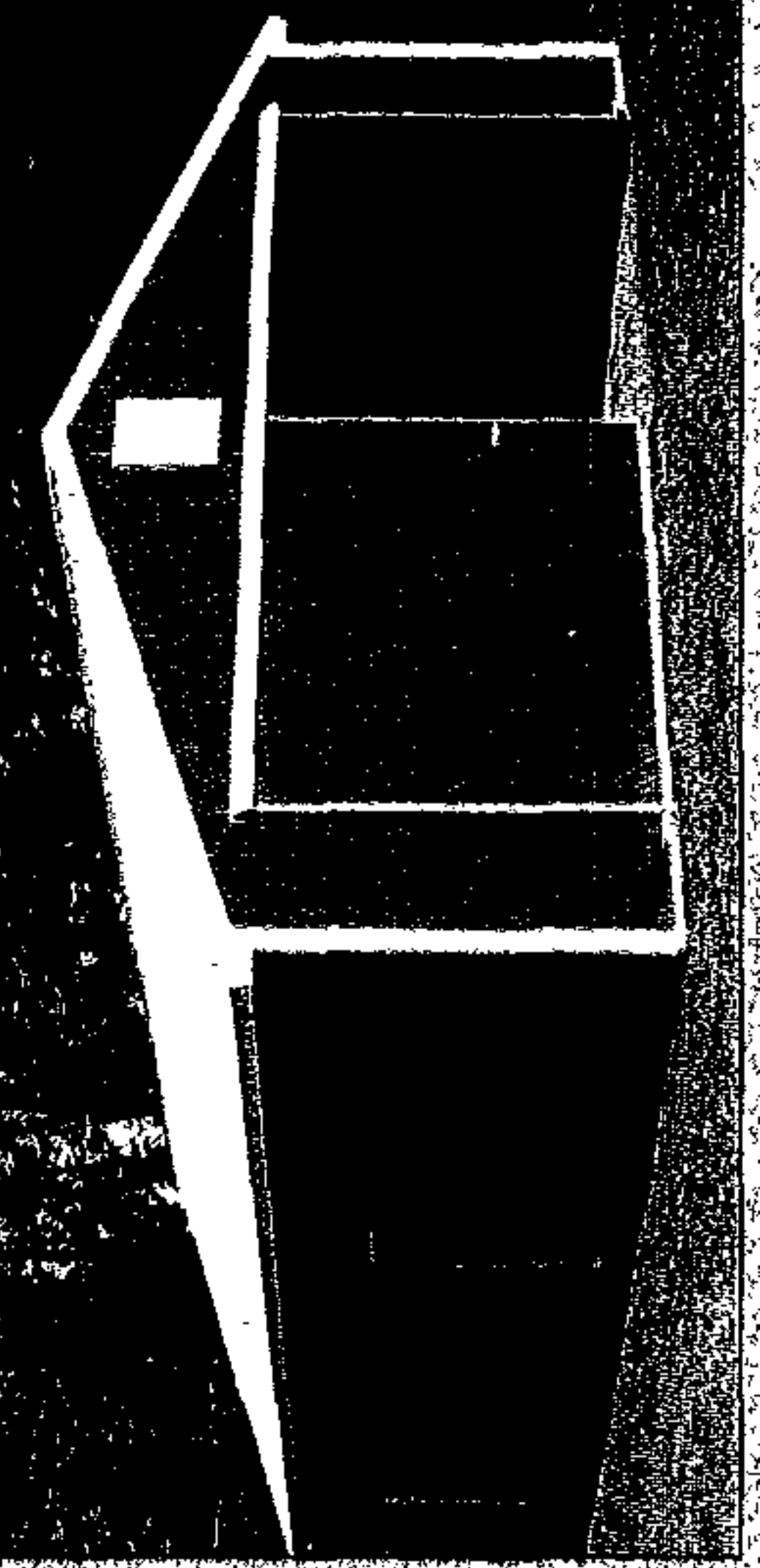
24' x 44' x 10'



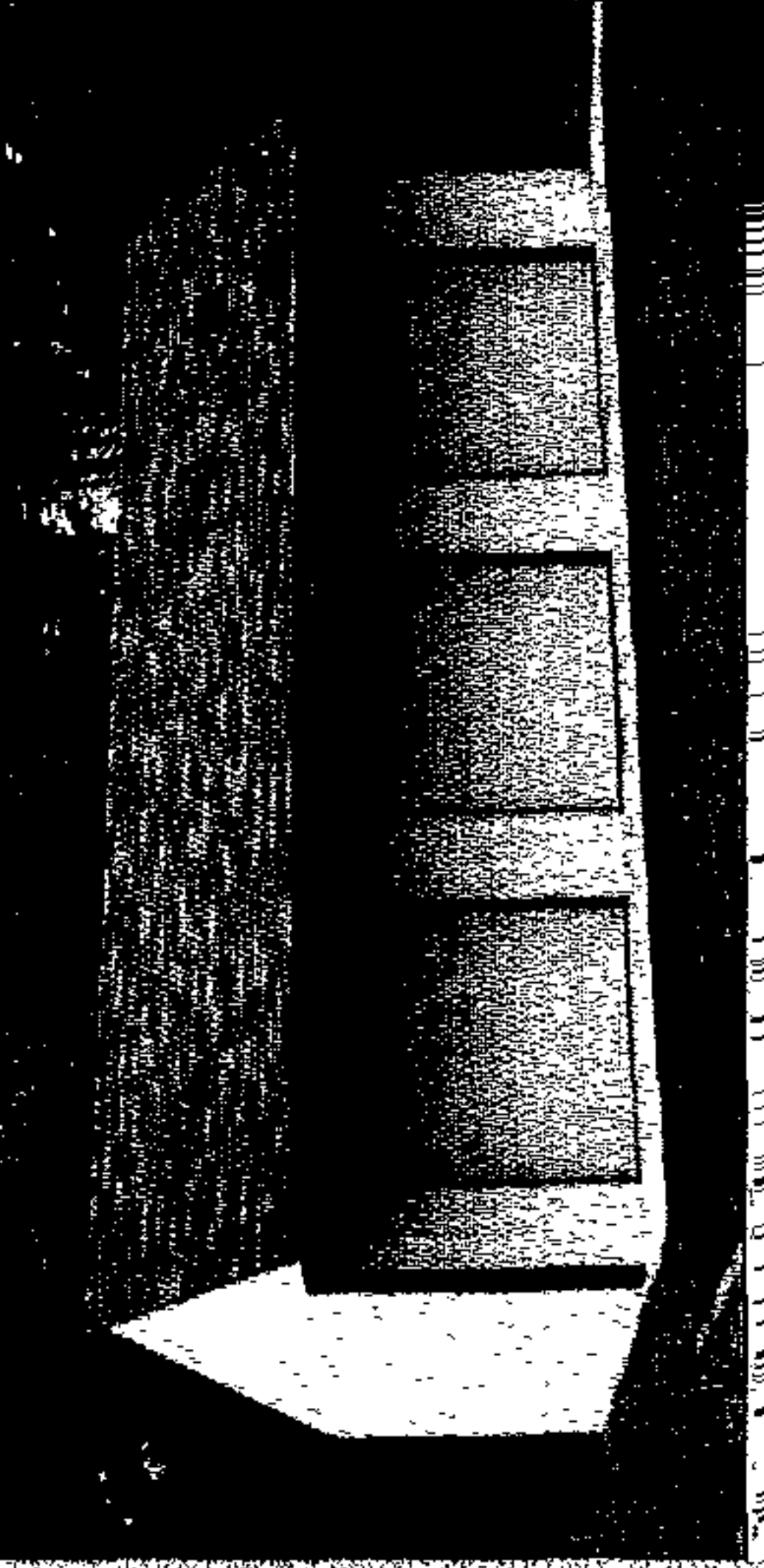
24' x 32' x 10'



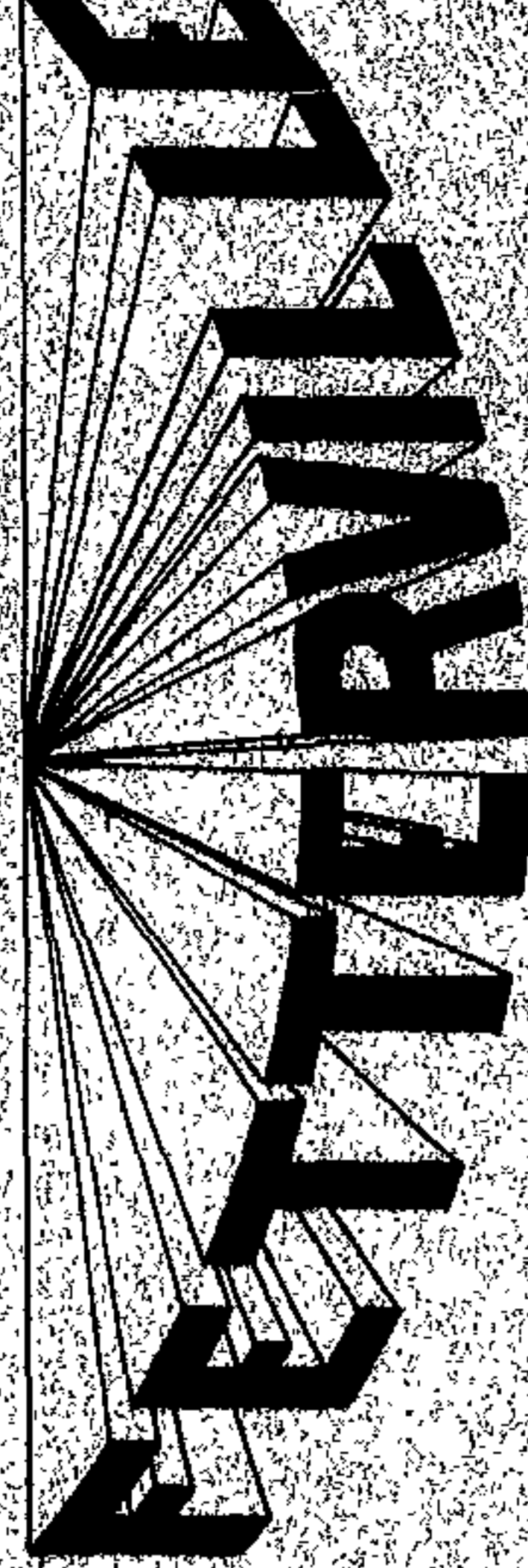
30' x 48' x 10'



24' x 40' x 10'



MUSSER & ASSOCIATES, INC.



SALES

"The Pole Building Specialists"

www.fettervillesales.com

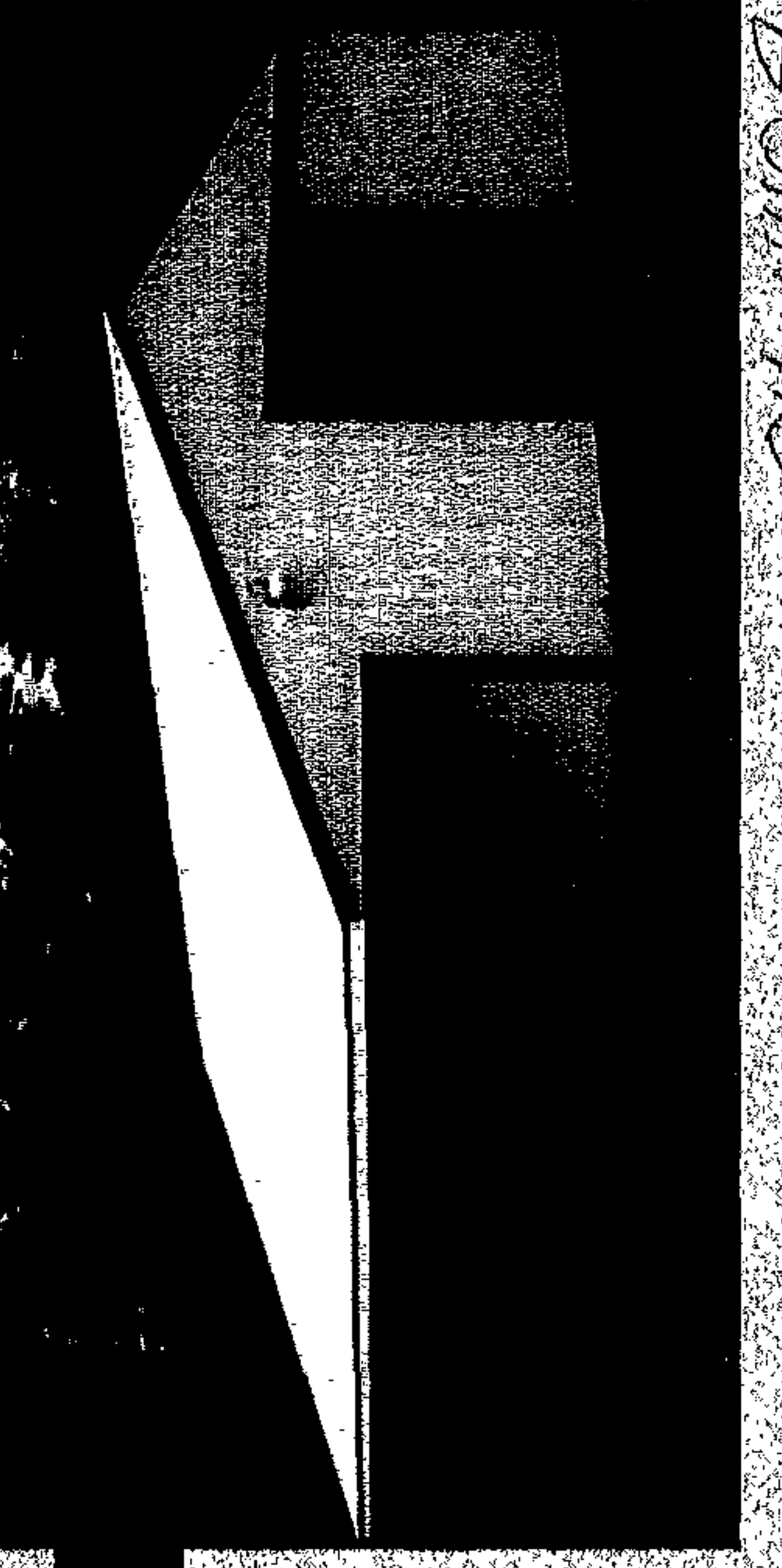
212-838-1977

THIS WILL BE  
WHAT IT WILL  
LOOK LIKE

54' x 80' x 16' with 12' lean-to's



30' x 60' x 10' w/8 lean-to's





NE-15

04-4407

D.R. 5.5

PIERS

CEDAR

D.R. 5.5

RIVERSIDE

DELAWARE

VIRGINIA

AVENUE

ORRANE

Site

D.R. 5.5

TAKLOR

DELAWARE

MARGARET

DRIVE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE