

IN RE: PETITION FOR ADMIN. VARIANCE

SW/Corner of Tredegar
and Hilton Avenues
1st Election District
1st Councilmanic District
(1501 Tredegar Avenue)

Bonnie A. & John D. Kearney
Petitioners

* — BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-502-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 owners of the subject property Bonnie A. and John D. Kearney. The administrative variance is requested for property located at 1501 Tredegar Avenue in the Catonsville area of Baltimore County. The administrative variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 15 ft. in lieu of the required 40 ft. to construct an addition. 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 May 12, 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: None.

Applicable Law

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

ORDER RECEIVED FOR FILING

Date

By

6/16/04

R. J. JAMESON

"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."

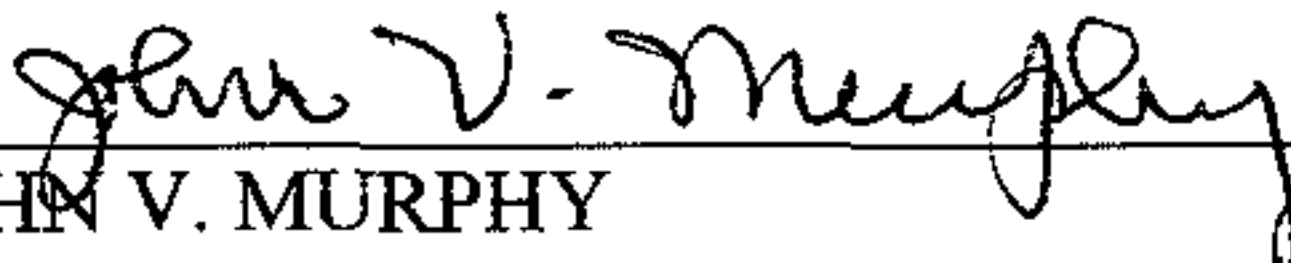
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 Petitioners, I find that the Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 10 day of June, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 15 ft. in lieu of the required 40 ft. to construct an addition be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The 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;

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 6/10/04
BY R. J. J. J.

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

June ¹⁰/₈, 2004

Mr. & Mrs. John D. Kearney
1501 Tredegar Avenue
Catonsville, Maryland 21228-5663

Re: Petition for Administrative Variance
Case No. 04-502-A
Property: 1501 Tredegar Avenue

Dear Mr. & Mrs. Kearney:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy". The signature is written in a cursive style.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1501 TREDEGAR AVE., CATONSVILLE, MD.
which is presently zoned D.R.-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)

1802 3.C.1 to permit a rear yard setback of 15 ft. in lieu of the required 40 ft. to construct an addition.

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):

JOHN D. KEARNEY

Name - Type or Print

John D. Kearney

Signature

Bonnie A. Kearney

Name - Type or Print

Bonnie A. Kearney

Signature

1501 TREDEGAR AVE. #

Address

CATONSVILLE, MD.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BK Date 5/3/04

Estimated Posting Date 5/16/04

CASE NO. 04-502-A

EV 10/25/01

ORDER RECEIVED FOR FILING

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 1501 TREDEGAR AVE.
Address
CATONSVILLE MD. 21228-5663
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):

DUE TO THE TRIANGULAR CONFIGURATION OF LOT # 404, 1501 TREDEGAR AVE., THE HOME REQUIRES A VARIANCE OF THE REAR SETBACK REGULATION OF MINIMUM 40 FEET.

- 1) THIS WILL DEFINITELY ENHANCE THE HOME'S PRACTICAL LIVING SPACE.
- 2) SMALL KITCHEN AND DINING ROOM AREAS AT THE PROPOSED END ARE IN NEED OF ADDITION.
- 3) STANDARD ROOF LINE WILL BE A GREAT AESTHETIC IMPROVEMENT AND PROVIDE AN EASIER TRANSITION DURING HOME REMODELING PROCEDURE.

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.

John D. Kearney
Signature
JOHN D. KEARNEY
Name - Type or Print

Bonnie A. Kearney
Signature
BONNIE A. KEARNEY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John D. Kearney and Bonnie A. Kearney
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Bruce DeWitt Samp
Notary Public
My Commission Expires 8/1/2004

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.

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Address
CATONSVILLE MD. 21228-5663
City State Zip Code

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1) THIS WILL DEFINITELY ENHANCE THE HOME'S PRACTICAL LIVING SPACE.

2) SMALL KITCHEN AND DINING ROOM AREAS AT THE PROPOSED END ARE IN NEED OF ADDITION.

3) STANDARD ROOF LINE WILL BE A GREAT AESTHETIC IMPROVEMENT AND PROVIDE AN EASIER TRANSITION DURING HOME REMODELING PROCEDURE.

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.

John P. Kearney
Signature

JOHN D. KEARNEY
Name - Type or Print

Bonnie A. Kearney
Signature

BONNIE A. KEARNEY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John D. Kearney and Bonnie A. Kearney
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Beverly DeWitt Hamp
Notary Public

My Commission Expires 8/1/2004



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1501 TREDEGAR AVE., CATONSVILLE, MD.
which is presently zoned D.R.-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)

1B02.3.C.1 to permit a rear yard setback of 15 ft. in lieu of the required 40 ft. to construct an addition.

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 D. KEARNEY
Name - Type or Print

John D. Kearney
Signature

Bonnie A. Kearney
Name - Type or Print

Bonnie A. Kearney
Signature

1501 TREDEGAR AVE.
Address

CATONSVILLE, MD.
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. 04-502-A

REV 10/25/01

Reviewed By BR Date 5/3/04

Estimated Posting Date 5/16/04

ZONING DESCRIPTION FOR 1501 TREDEGAR AVE.,
CATONSVILLE, MD. 21228-5663.

BEGINNING AT A POINT ON THE SOUTHWEST CORNER
OF TREDEGAR & PARK GROVE AVENUES.

BEING LOT # 404, IN THE SUBDIVISION OF
OAK FOREST PARK AS RECORDED IN BALTIMORE
COUNTY PLAT BOOK # 5, FOLIO # 090,
CONTAINING 9,475 SQ. FT. ALSO KNOWN AS
1501 TREDEGAR AVE., CATONSVILLE, MD. 21228-5663
AND LOCATED IN THE 1ST ELECTION DISTRICT,
1ST COUNCILMANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 36079

DATE 5/3/04

ACCOUNT PC001.006 650

AMOUNT \$ 65.00

RECEIVED FROM:

John Kennedy

FOR:

Albion's Trade Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DR#
5/03/2004 5/03/2004 11:38:12 1

REQ. REQ# WALKIN JRIC JNR
RECEIPT # 185236 5/03/2004 DELN

DEPT 5 528 ZONING VERIFICATION
TR NO. 036079

Receipt Tot 465.00
465.00 CR 4.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date

May 15, 2004

RE: Case Number

04-502-A

Petitioner/Developer

JOHN KEARNEY

Date of Hearing/Closing

May 31, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1501 TREDEGAR AVE.

The sign(s) were posted on

May 12, 2004

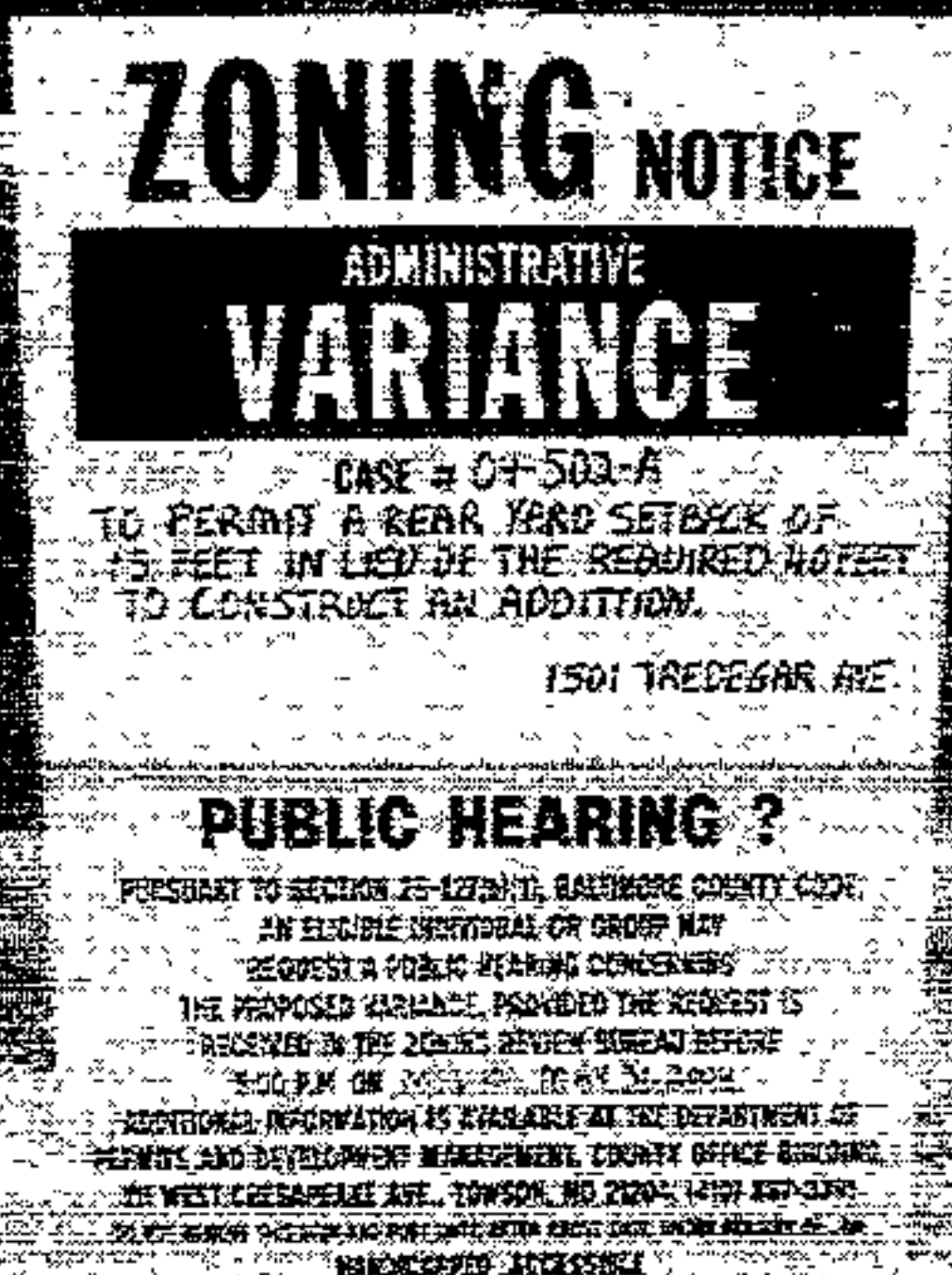
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 502 -A

Address 1501 Tredgar Ave.

Contact Person: Bruno Rudatis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/3/04

Posting Date: 5/16/04

Closing Date: 5/31/04

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- 502 -A

Address 1501 Tredgar Ave.

Petitioner's Name John & Bonnie Kearney

Telephone 301-286-7695 w
410-455-5312 17

Posting Date: 5/16/04

Closing Date: 5/31/04

Wording for Sign: To Permit a rear yard setback of 15 ft. in lieu of
the required 40 ft. to construct an addition.

**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: 04-502-A

Petitioner: JOHN D. KEARNEY

Address or Location: 1501 TREDEGAR AVE., CATONSVILLE, MD.

21228-5663

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN D. KEARNEY

Address: 1501 TREDEGAR AVE.

CATONSVILLE, MD.

21228-5663

Telephone Number: HOME(410) 455-5312 WORK(301) 286-3695

**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*

June 1, 2004

John D. Kearney
Bonnie A. Kearney
1501 Tredegar Avenue
Catonsville, Maryland 21228-5663

Dear Mr. and Mrs. Kearney:

RE: Case Number: 04-502-A, 1501 Tredegar Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 3, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at 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

May 18, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: May 18, 2004

Item No.: 495, 502-511, 513-515, 517

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.

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.17.04

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

RE: Baltimore County
Item No. 502 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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley

DATE: May 24, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 17, 2004

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

04-495
~~04-502~~
04-503
04-506
04-507
04-508
04-509
04-512
04-513
04-514
04-517

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 7, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case 4-502 – 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.

RECEIVED

Prepared By: Mark A. Cunningham

JUN - 6 2004

Division Chief: [Signature]

ZONING COMMISSIONER

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 2, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For May 24, 2004
Item Nos. 502, 503, 507, 508, 509,
512, 513, 514, 515, and 517

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

RWB:CEN:jrb

cc: File



APR 30 04

20130090 21483 LHK2

#502



44-3886

20100530 01043 0442

#502



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#502

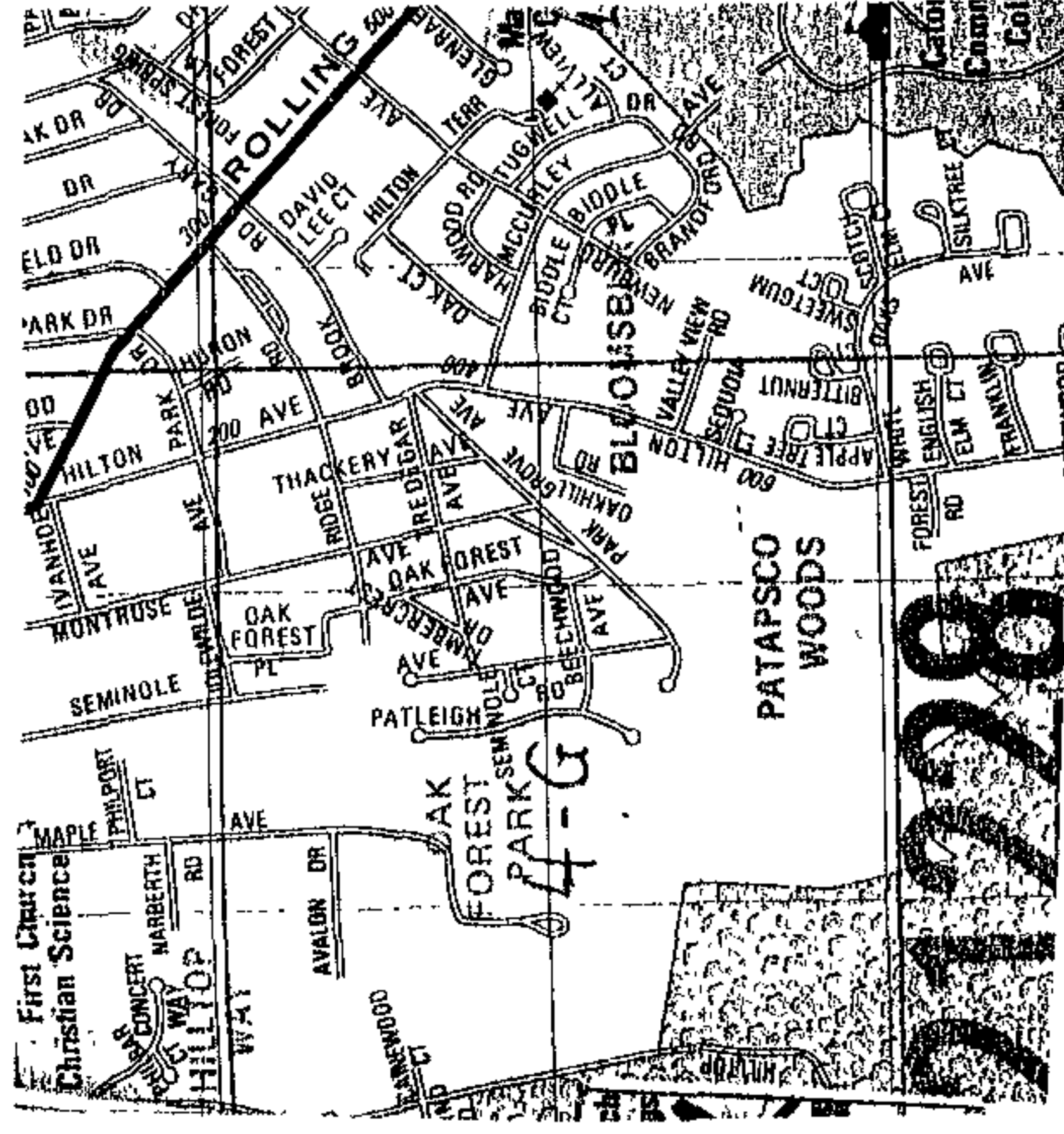
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1501 Tredegar Ave. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Oak Forest Park

PLAT BOOK # 5 FOLIO # 90 LOT # 404 SECTION # 14A

OWNER JOHN KEARNEY



VICINITY MAP

SCALE: 1" = 3000'

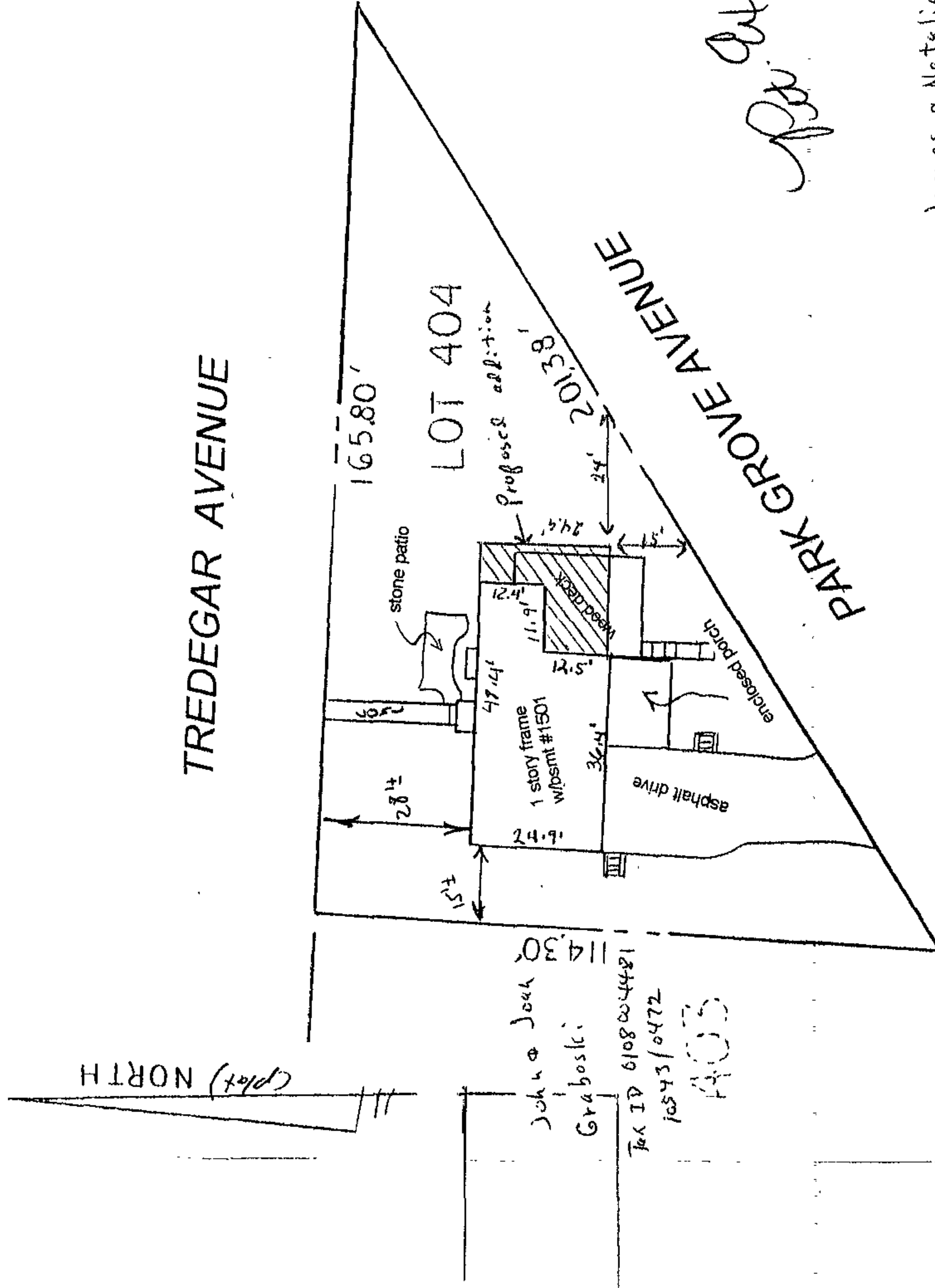
LOCATION INFORMATION

ELECTION DISTRICT 1st
COUNCILMANIC DISTRICT 1st
1" = 200' SCALE MAP # SW 4-G
ZONING D.R.-2
LOT SIZE 9,475 SQUARE FEET

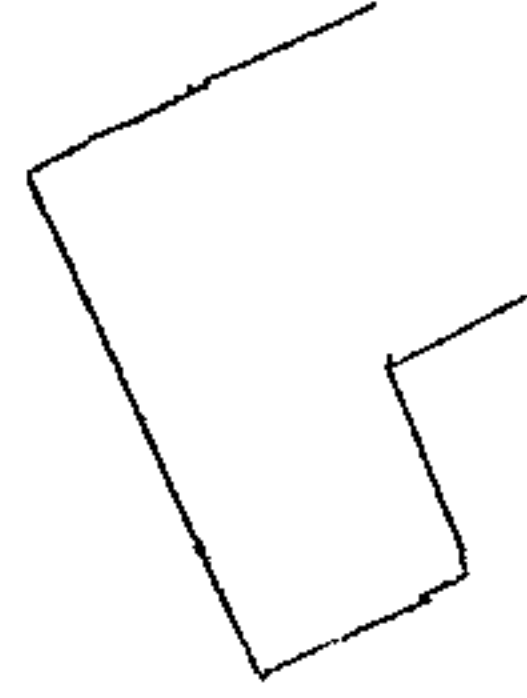
ACREAGE 9,475 SQUARE FEET
SEWER ☒ PUBLIC ☒ PRIVATE ☐
WATER ☒ ☐

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

ZONING OFFICE USE ONLY
REVIEWED BY BR ITEM # 502 CASE # 04-502-A

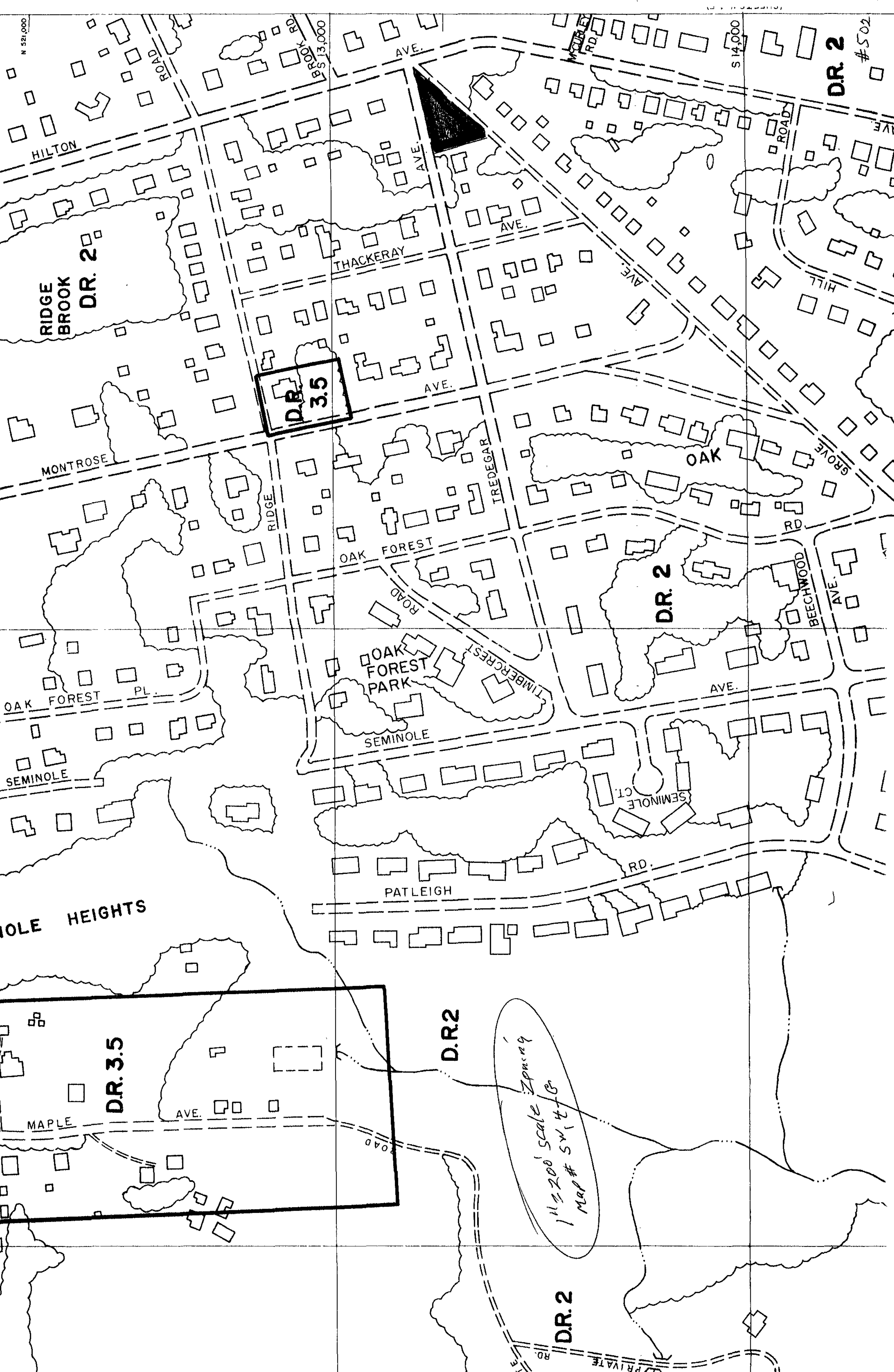


James & Natalia Leimkuhler
1503 Park Grove Ave.
Tax ID 011660691
07958/0725



1" = 30'
Scale

JOHN KEARNEY
Prepared by



HILTON

RIDGE BROOK D.R. 2

D.R. 3.5

MONTROSE

RIDGE

THACKERAY

AVE.

OAK FOREST

OAK FOREST PARK

SEMINOLE

PATLEIGH

D.R. 3.5

MAPLE

AVE.

D.R. 2

1112200' scale 2/24/29
Map # SW 4-3

D.R. 2

D.R. 2

OAK

D.R. 2

#502