

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S of Glenwood Avenue, 25 ft. S  
centerline of Lavonia Place  
1st Election District  
1st Councilmanic District  
(30 Glenwood Avenue)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 04-589-A

Karen F. & John M. Schmidt  
*Petitioners*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Karen F. and John M. Schmidt. The administrative variance is requested for property located at 30 Glenwood 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 for an existing garage (existing 40 years) of 2 ft. in lieu of the required 30 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 June 26, 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*.

“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

ORDER RECEIVED FOR FILING  
Date 7/22/04  
BY [Signature]



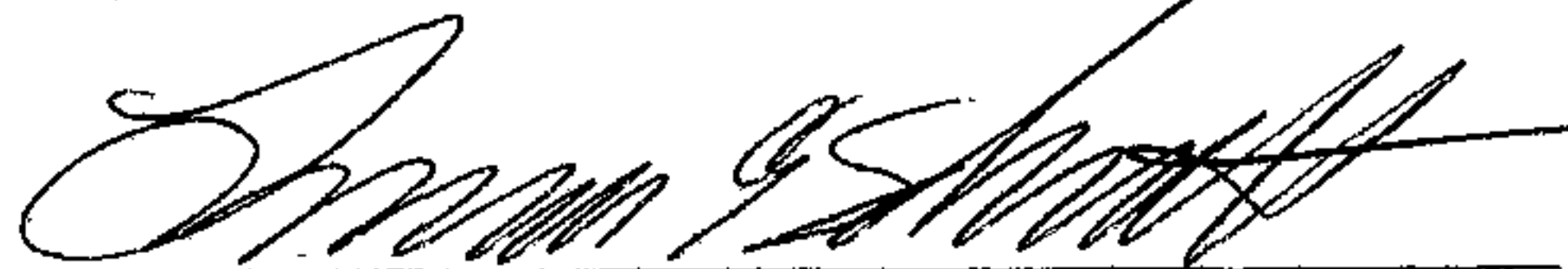
subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any 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 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 22<sup>nd</sup> day of July, 2004, by this 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 for an existing garage (existing 40 years) of 2 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

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



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING  
Date 7/22/04  
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*

July 22, 2004

Mr. & Mrs. John M. Schmidt  
30 Glenwood Avenue  
Catonsville, Maryland 21228

Re: Petition for Administrative Variance  
Case No. 04-589-A  
Property: 30 Glenwood Avenue

Dear Mr. & Mrs. Schmidt:

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, appearing to read "Lawrence E. Schmidt", with a long, sweeping horizontal line extending to the right.

Lawrence E. Schmidt  
Zoning Commissioner

LES: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 30 Glenwood Ave. Catonsville MD 21228  
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) 1B02.3.C.1 TO PERMIT A

REAR SETBACK FOR AN EXISTING (FOR PAST 40 YEARS ±) ATTACHED  
GARAGE OF 2 FT. IN LIEU OF 30 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City State Zip Code

## Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

After 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

Reviewed By JL Date 6/27/04

Estimated Posting Date 6/27/04

CASE NO.

REV 10/25/01

04-389-A



# 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.

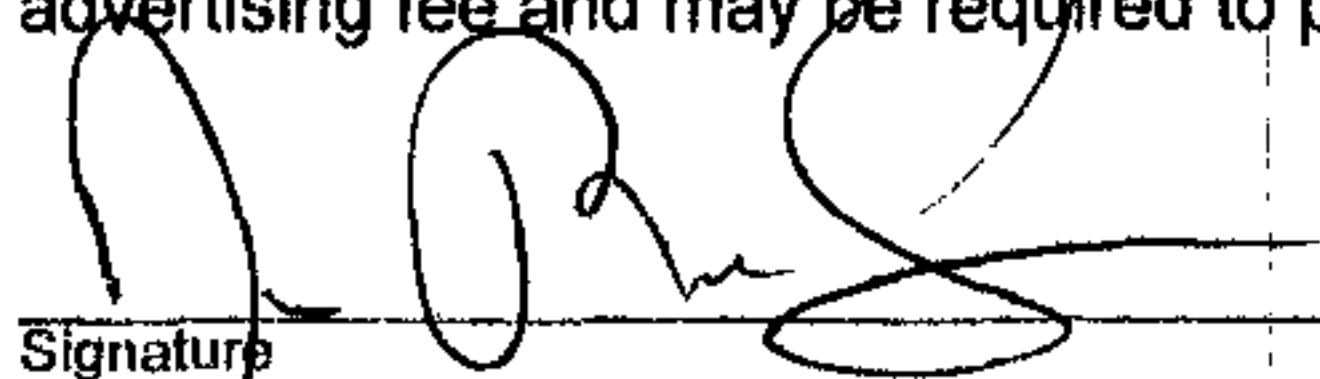
That the Affiant(s) does/do presently reside at

30 Glenwood Ave  
Address  
Catonsville MD 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):

- The covered porch which connects the house and garage has been in existence for 30+ years.
- We are putting a 4th bedroom on top of part of this existing structure and not changing the footprint of the house
- we purchased this dwelling in the current condition and are only trying to correct it.

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 Marcus Schmidt

Name - Type or Print

Karen F. Schmidt

Signature

Karen Finnegan Schmidt

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Louis M. Schuchman  
Notary Public

My Commission Expires Sept. 4, 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.

That the Affiant(s) does/do presently reside at 30 Glenwood Ave  
Address  
Catonsville MD 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):

- The covered porch which connects the house and garage has been in existence for 30+ years.
- we are putting a 4th bedroom on top of part of the existing structure and not changing the footprint of the house.
- We purchased this dwelling as it is and are only trying to correct the existing situation.

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]  
Signature  
John Marcus Schmidt  
Name - Type or Print

Karen F. Schmidt  
Signature  
Karen Finnegeen Schmidt  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16<sup>th</sup> day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]  
Notary Public  
My Commission Expires Sept. 4, 2004





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 30 Glenwood Ave Catonsville MD 21228  
which is presently zoned DRS.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) 1 BO 2.3.C.1 TO PERMIT A

REAR SETBACK FOR AN EXISTING (FOR PAST 40 years +) ATTACHED  
GARAGE OF 2 FT. IN LIEU OF 30 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 Marcus Schmidt  
Name - Type or Print

Signature

Karen Finnegeen Schmidt  
Name - Type or Print

Karen F. Schmitt  
Signature

30 Glenwood Ave.  
Address

Catonsville  
City

MD  
State

410-531-5775 (w)  
410-788-2692 (h)  
21228  
Telephone No.  
Zip Code

### Representative to be Contacted:

Name

Address

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.

04-589-A

Reviewed By

SL

Date

6/18/04

Estimated Posting Date

6/27/04

REV 10/25/01



589

Zoning description for 30 Glenwood Ave Catonsville MD 21228.

Beginning at a point on the west side of Glenwood Ave which is 50 feet wide at the distance of 25 feet south of the centerline of the nearest improved intersecting street Lavonia Place which is 50 feet wide. Being Lot #101 in the subdivision of East Catonsville as recorded in Baltimore County Plat book #1, Folio #215 containing 3800 square feet. Also known as 30 Glenwood Ave Catonsville MD 21228 and located in the  
| Election District, | Councilmanic District.

*mg*



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 32684

DATE

6/18/04

ACCOUNT

001 005 6150

AMOUNT

\$ 65.00

RECEIVED  
FROM

Schwartz

FOR

Reo Hall 30 E Howard Ave

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION

6/18/2004 6/18/2004 10:22:31

REB ASDA WALTON JESS BMD

001 005 6150 6/18/2004 011

Doc# 5 258 ZENITH VERIFICATION

TX NO. 002694

Receipt Tot

45.00

45.00 TX 45.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION



# CERTIFICATE OF POSTING

Date: 6/28/04

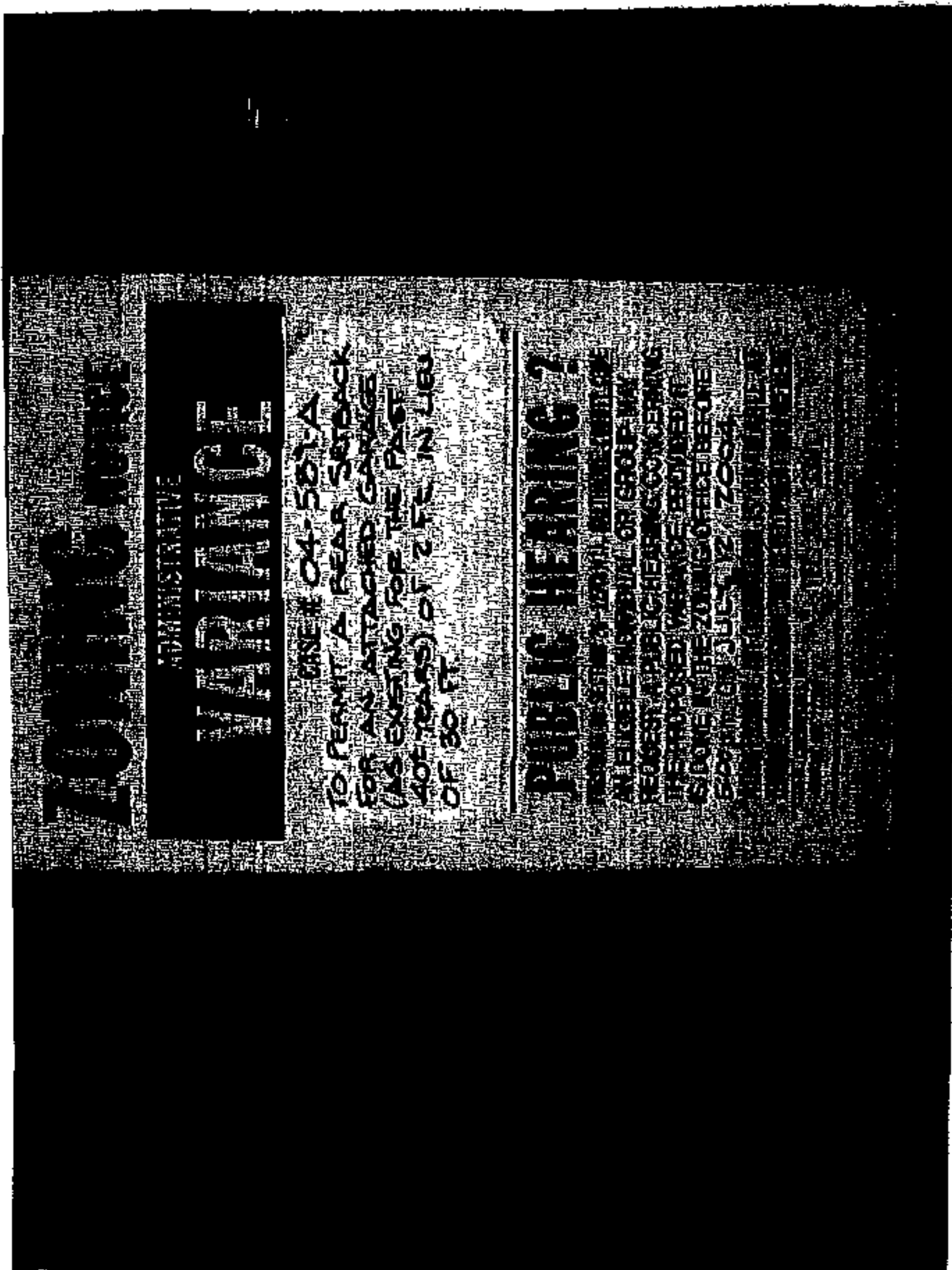
RE: Case Number: 04-589-A

Petitioner/Developer: John Schmidt

Date of Hearing/Closing: JULY 12, 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 30 GLENWOOD AVE

The sign(s) were posted on JUNE 26, 2004  
(Month, Day, Year)



Charles E. Merritt  
(Signature of Sign Poster)

Charles E. Merritt  
9831 Magledd Road  
Baltimore, MD 21234  
410-665-5562



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: 04-589 A

Petitioner: Schmidt

Address or Location: 30 Glenwood Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Marc Schmidt

Address: 30 Glenwood Ave.  
Cotonsville, MD 21228

Telephone Number: 410-788-2692



APP HAS  
ORIG + POST LIST

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 04- 589 -A

Address 30 GLENWOOD AVE.

Contact Person: BHAN LEWIS  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/18/04

Posting Date: 6/27/04

Closing Date: 7/12/04

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

- 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.

(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- 589 -A

Address 30 GLENWOOD AVE.

Petitioner's Name JOHN + KAREN SCHMIDT

Telephone \_\_\_\_\_

Posting Date: 6/27/04

Closing Date: 7/12/04

Wording for Sign: To Permit ~~ANY~~ <sup>A</sup> REAR SETBACK FOR AN ATTACHED GARAGE (AS EXISTING FOR THE PAST ~~40~~ <sup>40+</sup> YEARS) OF 2 FT. IN LIEU OF 30 FT.



**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*

July 12, 2004

John Marcus Schmidt  
Karen Finnegan Schmidt  
30 Glenwood Avenue  
Catonsville, Maryland 21228

Dear Mr. and Mrs. Schmidt:

RE: Case Number:04-589-A, 30 Glenwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 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.", 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](http://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

June 29, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 28, 2004

Item No.: <sup>569</sup>580-591

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

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.29.04

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

RE: Baltimore County  
Item No. 589 JLL

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



PN 7/12

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** July 19, 2004

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 4-589 – Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

**Prepared By:**

Mark A. Cunningham

**Division Chief:**

Lynn Tardiff

MAC/LL

RECEIVED

JUL 20 2004

ZONING COMMISSIONER



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** July 23, 2004

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 6, 2004  
Item Nos. 580, 581, 582, 583, 584,  
586, 587, 588, 589, 590, and 591

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

RWB:CEN:jrb

cc: File



PET EXHIBIT. 589

June 2, 2004

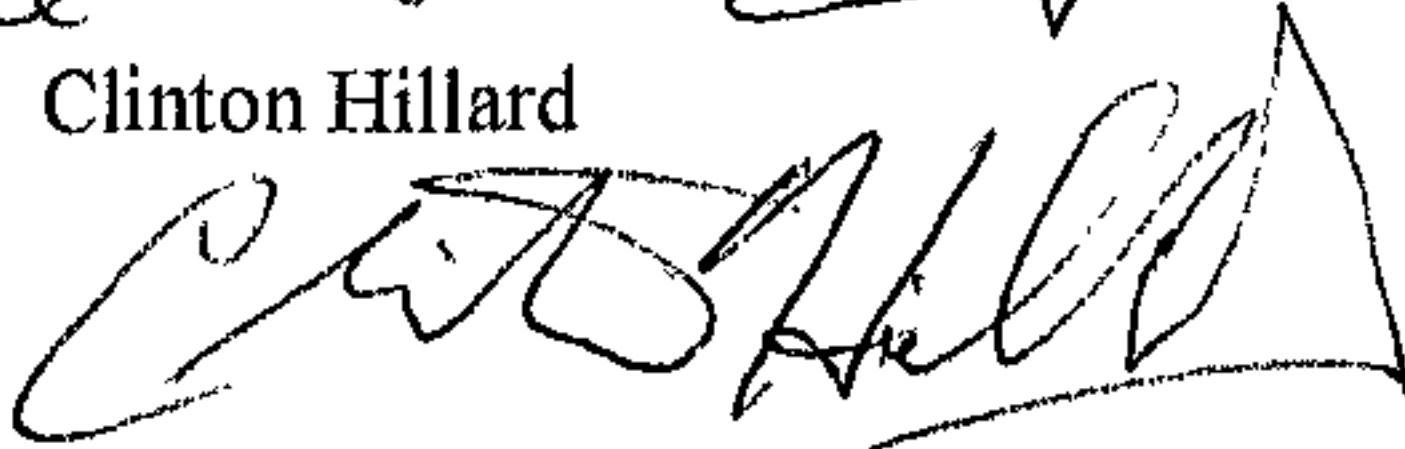
I have reviewed the application for variance for the property at 30 Glenwood Ave Catonsville MD 21228 and have no grievance with the application. I support the approval of this application of variance of zoning.

Adjacent Neighbors:

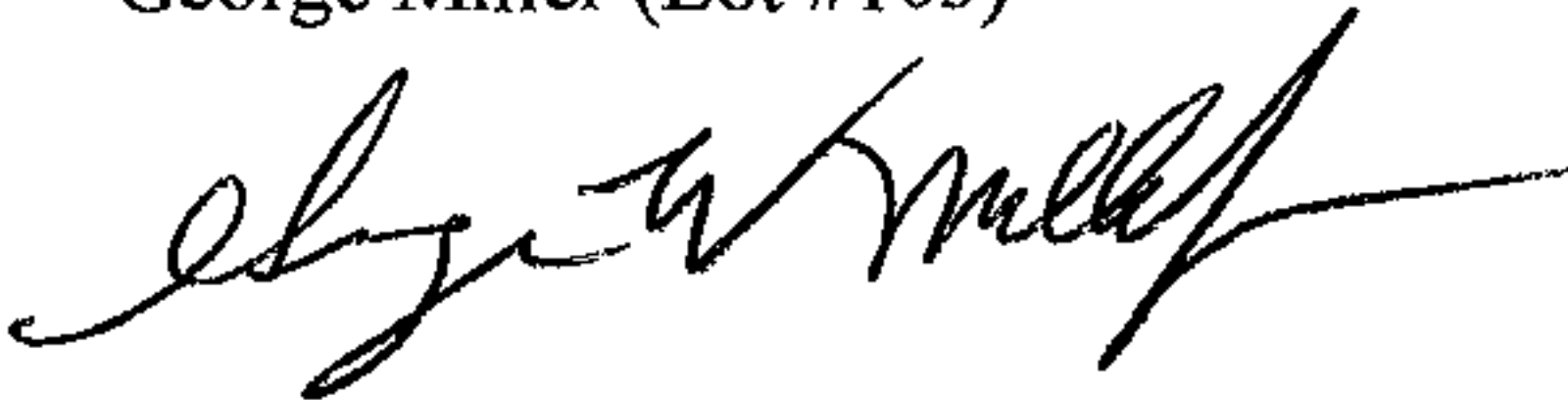
Don Scheihing (Lot #100)



Clinton Hillard



George Miller (Lot #103)

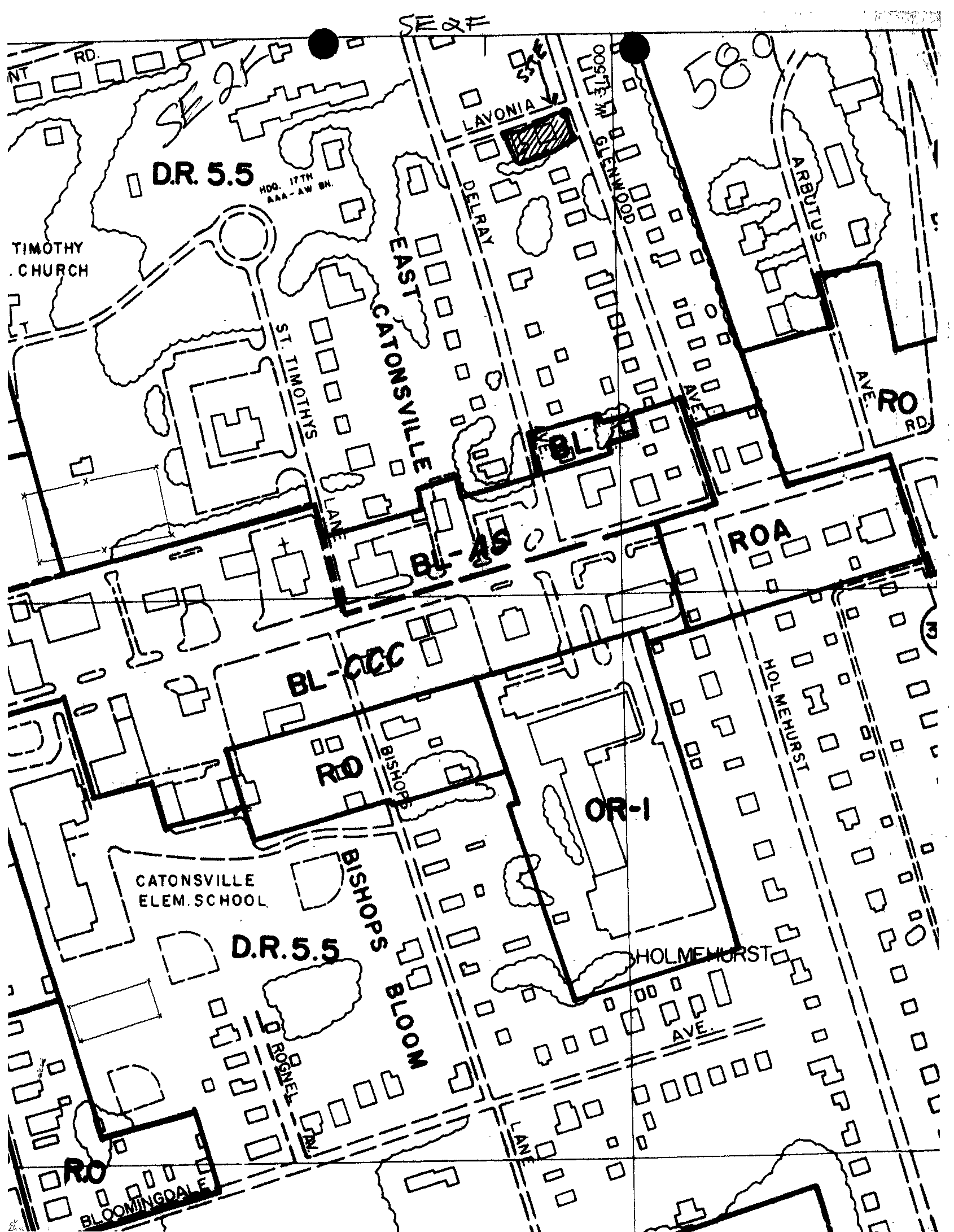


I hereby certify that the above named residents did sign and this has been verified to be a true statement.

Doris M. Scheihing  
Notary

This 16th day of June, 2004





D.R. 5.5

HOO. 17TH  
AAA-AW BN.

TIMOTHY  
CHURCH

ST. TIMOTHY'S

EAST CATONSVILLE

DELRAY

LAVONIA

GLENWOOD

ARBUTUS

RO RD.

BL-46

BL-46

BL-CCC

RD

BISHOP'S

CATONSVILLE  
ELEM. SCHOOL

D.R. 5.5

BISHOP'S  
BLOOM

OR-1

HOLMENHURST

HOLMENHURST

AVE.

RO

BLOOMINGDALE



PROPERTY ADDRESS 30 Glenwood Ave

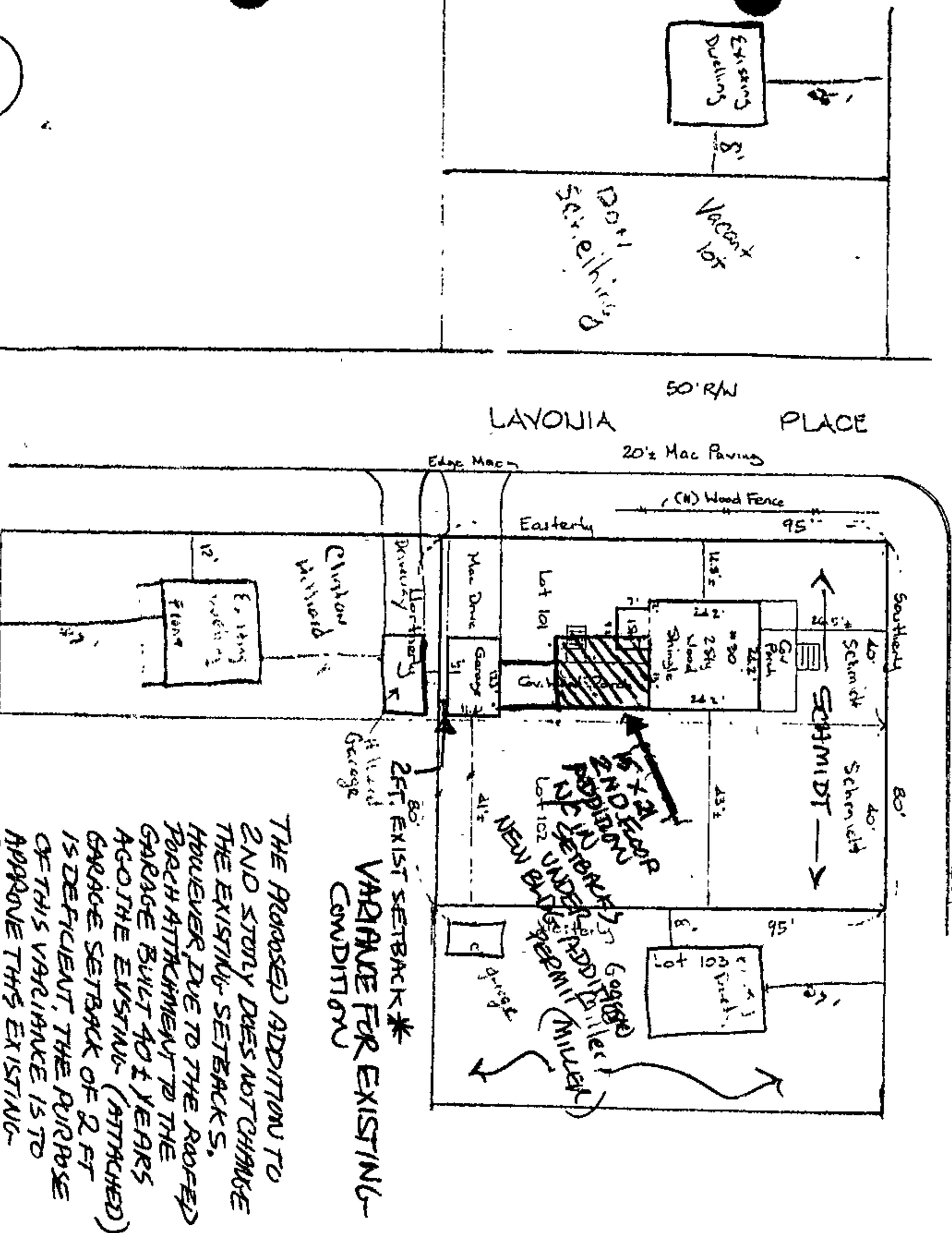
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Forest Cabinsville

PLAT BOOK # ~~1666~~<sup>2</sup> FOLIO # 215 LOT # 0 SECTION #

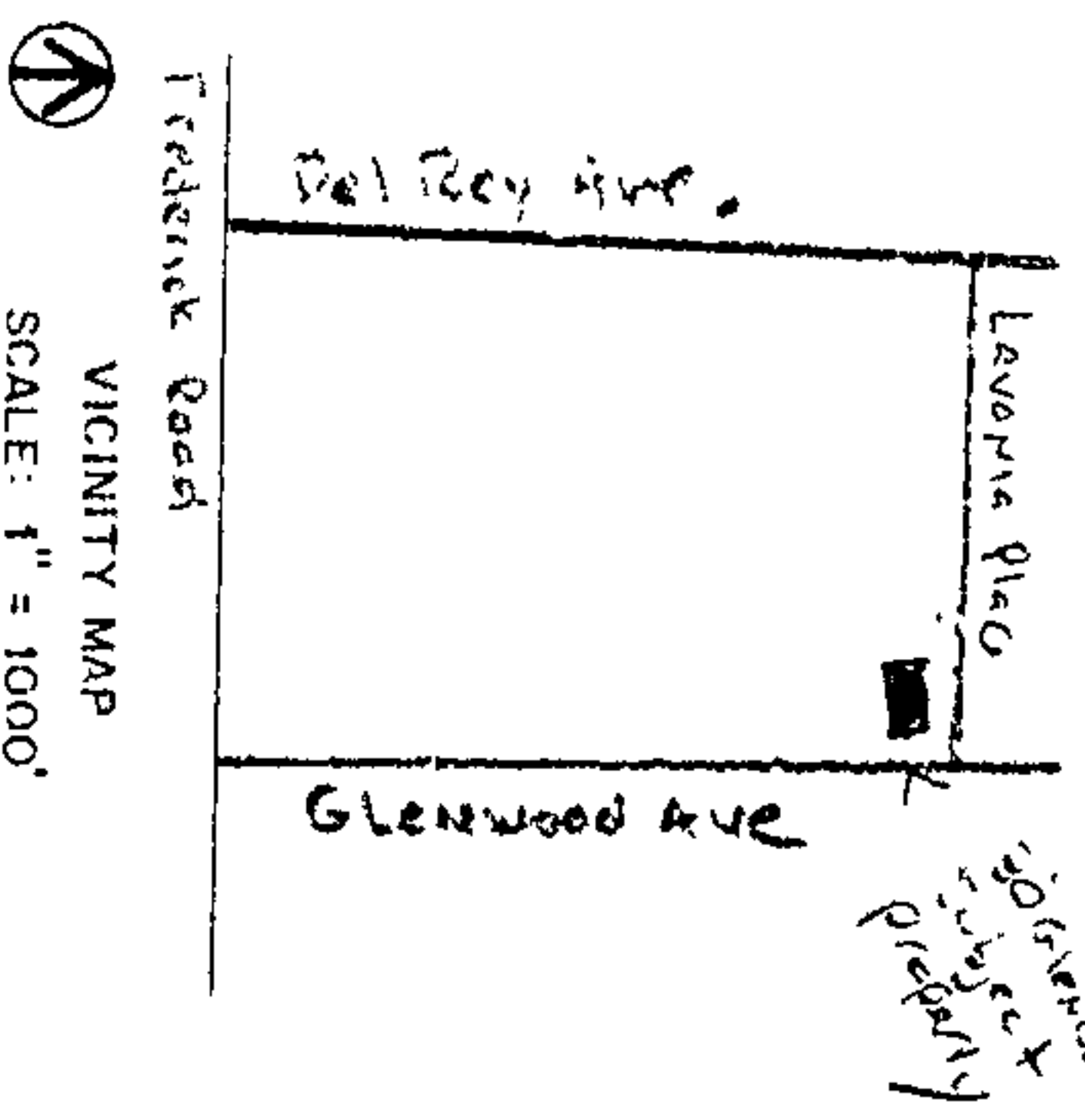
OWNER John M Schmidt YAKA SCHMIDT

24. Mac Paving



THE PROPOSED ADDITION TO 2ND STORY DOES NOT CHANGE THE EXISTING SETBACKS, HOWEVER, DUE TO THE ROOFED PORCH ATTACHMENT TO THE GARAGE BUILT 40+ YEARS AGO THE EXISTING (ATTACHED) GARAGE SETBACK OF 2 FT IS DEFICIENT, THE PURPOSE OF THIS VARIANCE IS TO APPROVE THIS EXISTING CONDITION,

ST SETBACK \*  
VARIANCE FOR EXISTING-  
CONDITION



VICINITY MAP  
SCALE: 1" = 1000'

**LOCATION INFORMATION**

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1"=200' SCALE MAP # SEE 2F

ZONING DR 5.5

LOT SIZE 2.09 3800

|        | <u>ACREAGE</u> | <u>SQUARE FEET</u> |
|--------|----------------|--------------------|
| 1.00   | 1.00           | 1.00               |
| 2.00   | 2.00           | 2.00               |
| 3.00   | 3.00           | 3.00               |
| 4.00   | 4.00           | 4.00               |
| 5.00   | 5.00           | 5.00               |
| 6.00   | 6.00           | 6.00               |
| 7.00   | 7.00           | 7.00               |
| 8.00   | 8.00           | 8.00               |
| 9.00   | 9.00           | 9.00               |
| 10.00  | 10.00          | 10.00              |
| 11.00  | 11.00          | 11.00              |
| 12.00  | 12.00          | 12.00              |
| 13.00  | 13.00          | 13.00              |
| 14.00  | 14.00          | 14.00              |
| 15.00  | 15.00          | 15.00              |
| 16.00  | 16.00          | 16.00              |
| 17.00  | 17.00          | 17.00              |
| 18.00  | 18.00          | 18.00              |
| 19.00  | 19.00          | 19.00              |
| 20.00  | 20.00          | 20.00              |
| 21.00  | 21.00          | 21.00              |
| 22.00  | 22.00          | 22.00              |
| 23.00  | 23.00          | 23.00              |
| 24.00  | 24.00          | 24.00              |
| 25.00  | 25.00          | 25.00              |
| 26.00  | 26.00          | 26.00              |
| 27.00  | 27.00          | 27.00              |
| 28.00  | 28.00          | 28.00              |
| 29.00  | 29.00          | 29.00              |
| 30.00  | 30.00          | 30.00              |
| 31.00  | 31.00          | 31.00              |
| 32.00  | 32.00          | 32.00              |
| 33.00  | 33.00          | 33.00              |
| 34.00  | 34.00          | 34.00              |
| 35.00  | 35.00          | 35.00              |
| 36.00  | 36.00          | 36.00              |
| 37.00  | 37.00          | 37.00              |
| 38.00  | 38.00          | 38.00              |
| 39.00  | 39.00          | 39.00              |
| 40.00  | 40.00          | 40.00              |
| 41.00  | 41.00          | 41.00              |
| 42.00  | 42.00          | 42.00              |
| 43.00  | 43.00          | 43.00              |
| 44.00  | 44.00          | 44.00              |
| 45.00  | 45.00          | 45.00              |
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| 47.00  | 47.00          | 47.00              |
| 48.00  | 48.00          | 48.00              |
| 49.00  | 49.00          | 49.00              |
| 50.00  | 50.00          | 50.00              |
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| 52.00  | 52.00          | 52.00              |
| 53.00  | 53.00          | 53.00              |
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| 55.00  | 55.00          | 55.00              |
| 56.00  | 56.00          | 56.00              |
| 57.00  | 57.00          | 57.00              |
| 58.00  | 58.00          | 58.00              |
| 59.00  | 59.00          | 59.00              |
| 60.00  | 60.00          | 60.00              |
| 61.00  | 61.00          | 61.00              |
| 62.00  | 62.00          | 62.00              |
| 63.00  | 63.00          | 63.00              |
| 64.00  | 64.00          | 64.00              |
| 65.00  | 65.00          | 65.00              |
| 66.00  | 66.00          | 66.00              |
| 67.00  | 67.00          | 67.00              |
| 68.00  | 68.00          | 68.00              |
| 69.00  | 69.00          | 69.00              |
| 70.00  | 70.00          | 70.00              |
| 71.00  | 71.00          | 71.00              |
| 72.00  | 72.00          | 72.00              |
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| 74.00  | 74.00          | 74.00              |
| 75.00  | 75.00          | 75.00              |
| 76.00  | 76.00          | 76.00              |
| 77.00  | 77.00          | 77.00              |
| 78.00  | 78.00          | 78.00              |
| 79.00  | 79.00          | 79.00              |
| 80.00  | 80.00          | 80.00              |
| 81.00  | 81.00          | 81.00              |
| 82.00  | 82.00          | 82.00              |
| 83.00  | 83.00          | 83.00              |
| 84.00  | 84.00          | 84.00              |
| 85.00  | 85.00          | 85.00              |
| 86.00  | 86.00          | 86.00              |
| 87.00  | 87.00          | 87.00              |
| 88.00  | 88.00          | 88.00              |
| 89.00  | 89.00          | 89.00              |
| 90.00  | 90.00          | 90.00              |
| 91.00  | 91.00          | 91.00              |
| 92.00  | 92.00          | 92.00              |
| 93.00  | 93.00          | 93.00              |
| 94.00  | 94.00          | 94.00              |
| 95.00  | 95.00          | 95.00              |
| 96.00  | 96.00          | 96.00              |
| 97.00  | 97.00          | 97.00              |
| 98.00  | 98.00          | 98.00              |
| 99.00  | 99.00          | 99.00              |
| 100.00 | 100.00         | 100.00             |

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

|        |                                     |                          |
|--------|-------------------------------------|--------------------------|
| WAITER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------|-------------------------------------|--------------------------|

|                | YES                      | NO                                  |
|----------------|--------------------------|-------------------------------------|
| CHESAPEAKE BAY | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

CRITICAL AREA ☐ ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/ ☐ ☒

INDUSTRIAL PROPERTY/  
BUILDING ☐ ☒

PRIOR ZONING HEARING

None

ZONING OFFICE USE ONLY  
REVIEWED BY \_\_\_\_\_ ITEM # \_\_\_\_\_ CASE # \_\_\_\_\_

REVIEWED BY ITEM #

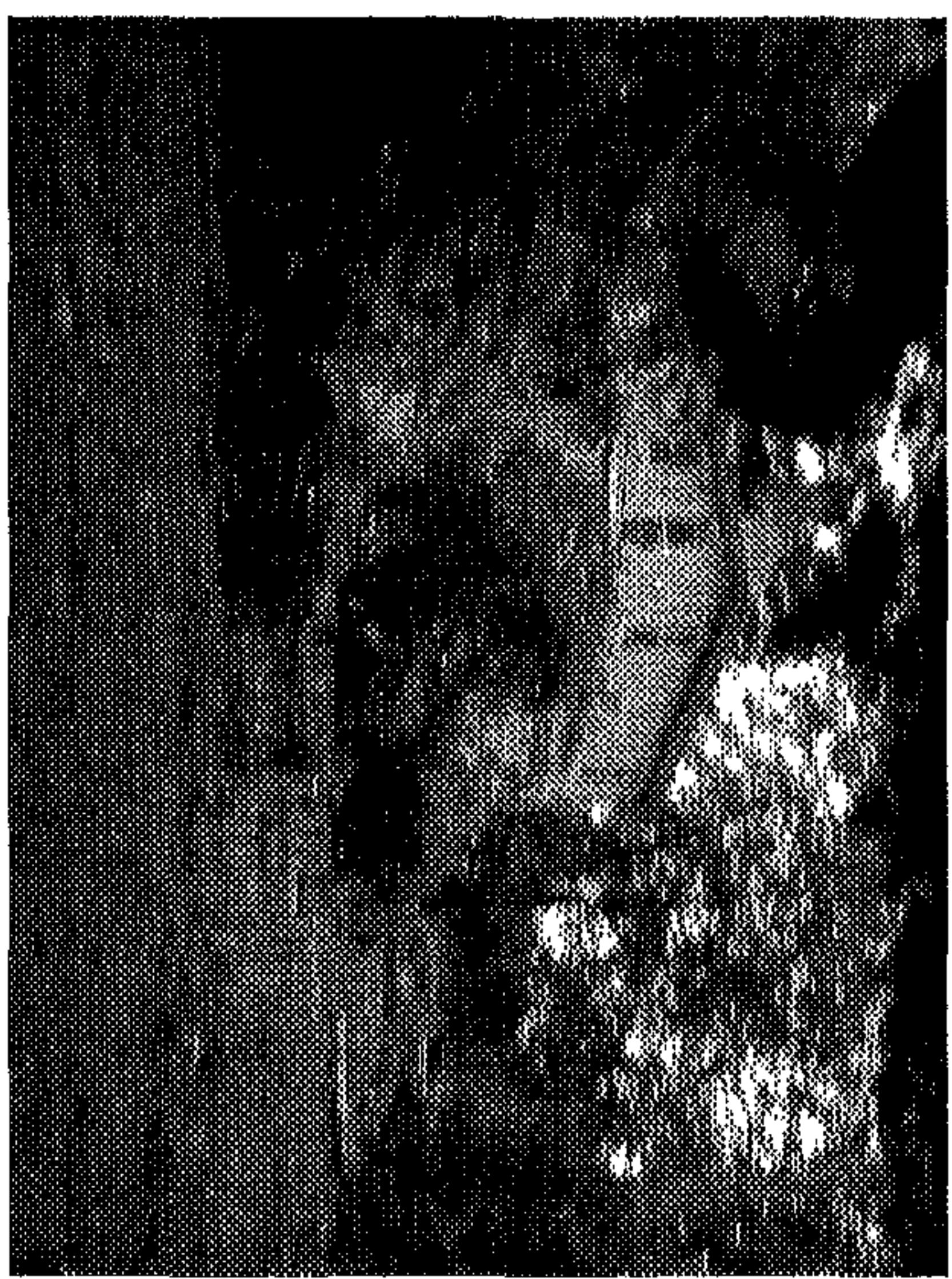
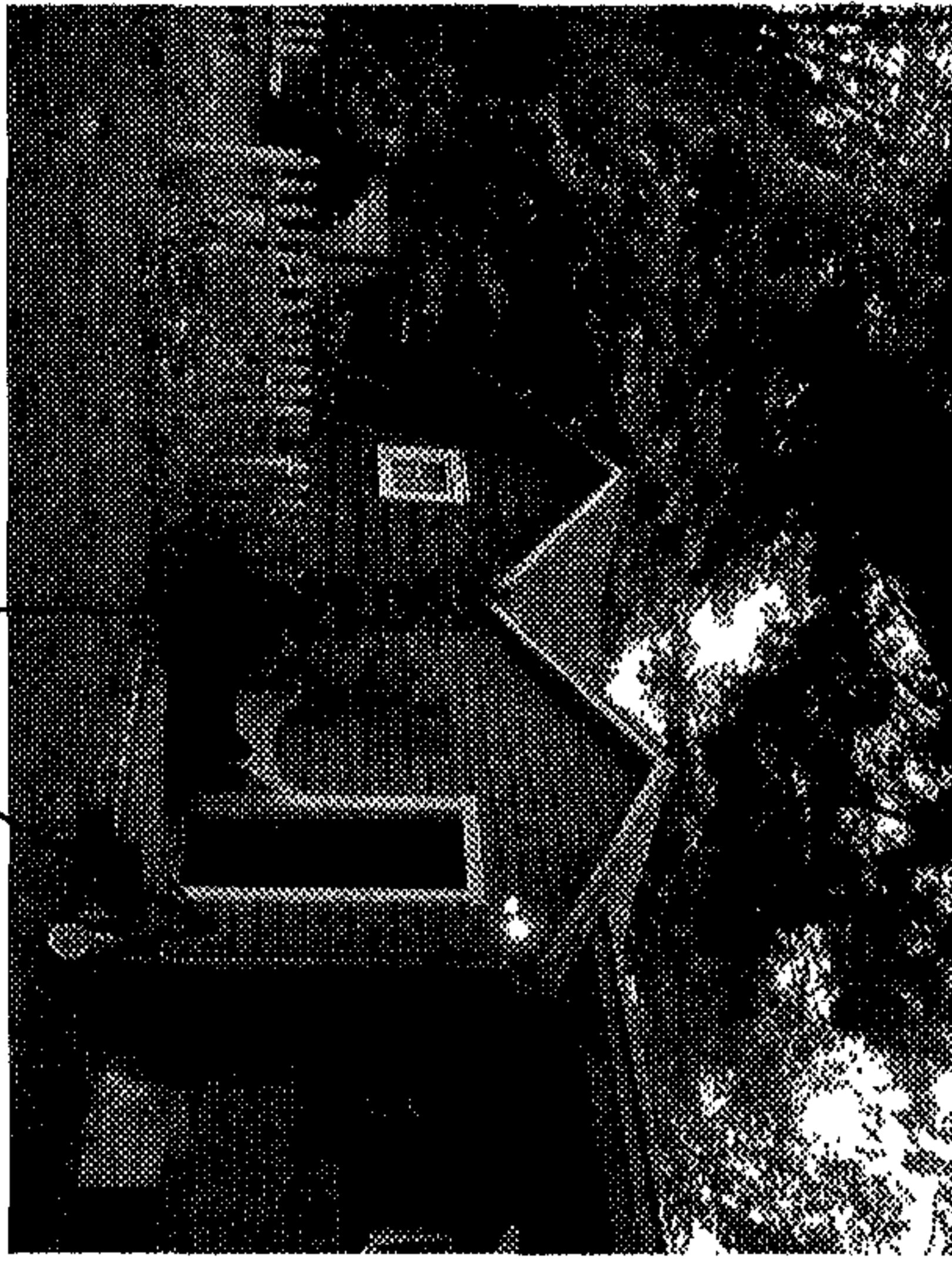
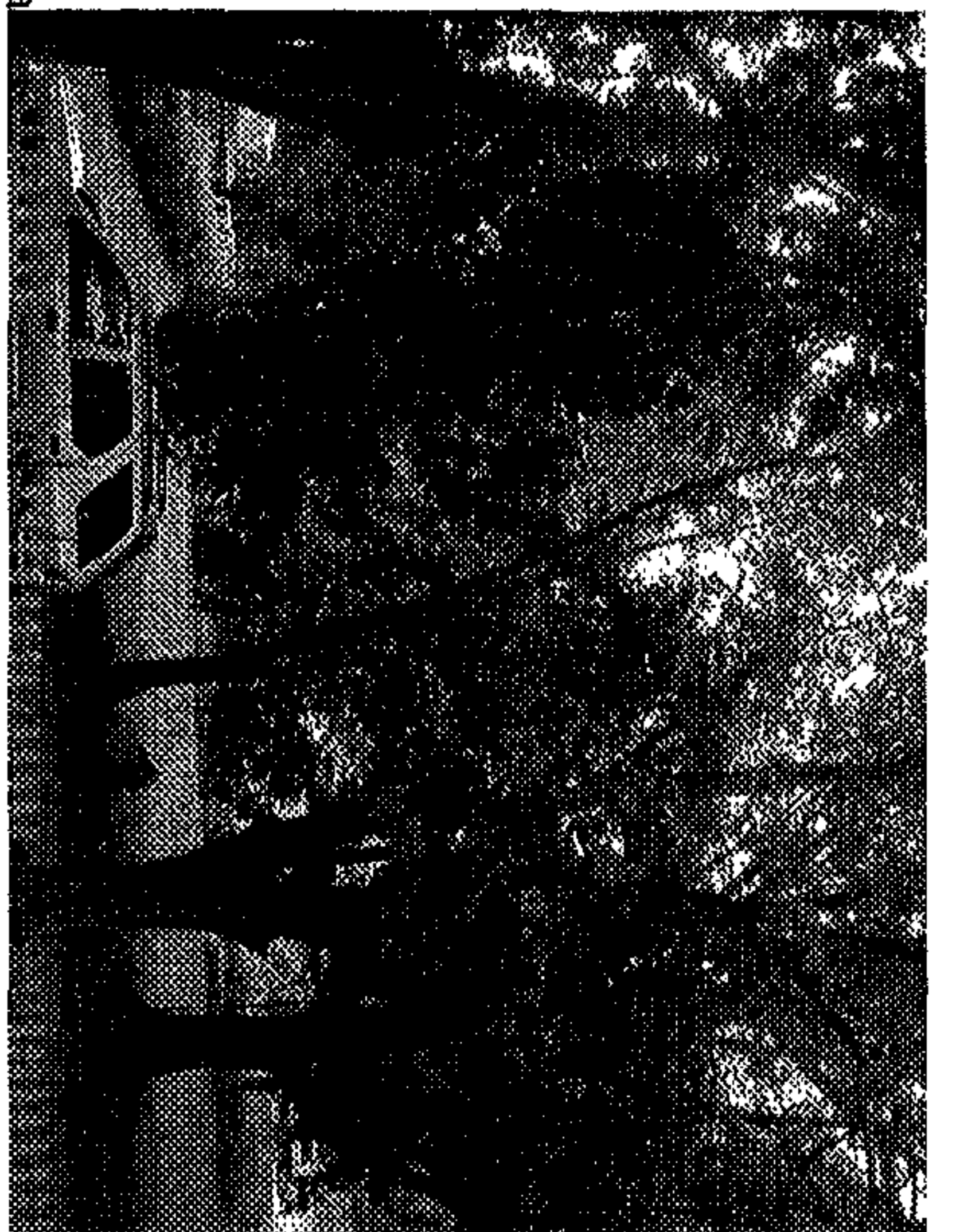
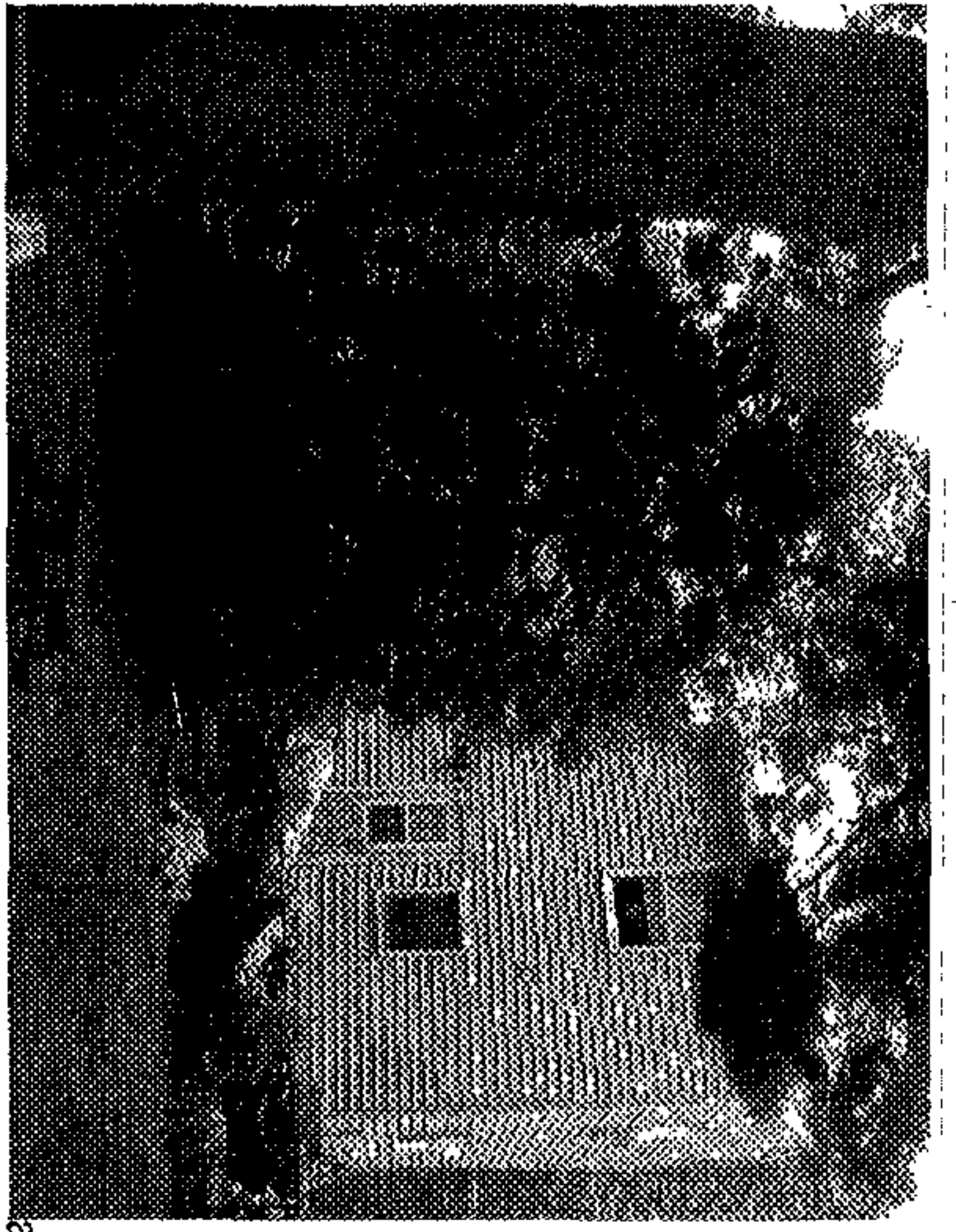
CASE #

**PREPARED BY**

SCALE OF DRAWING: 1" = 20'

-15-





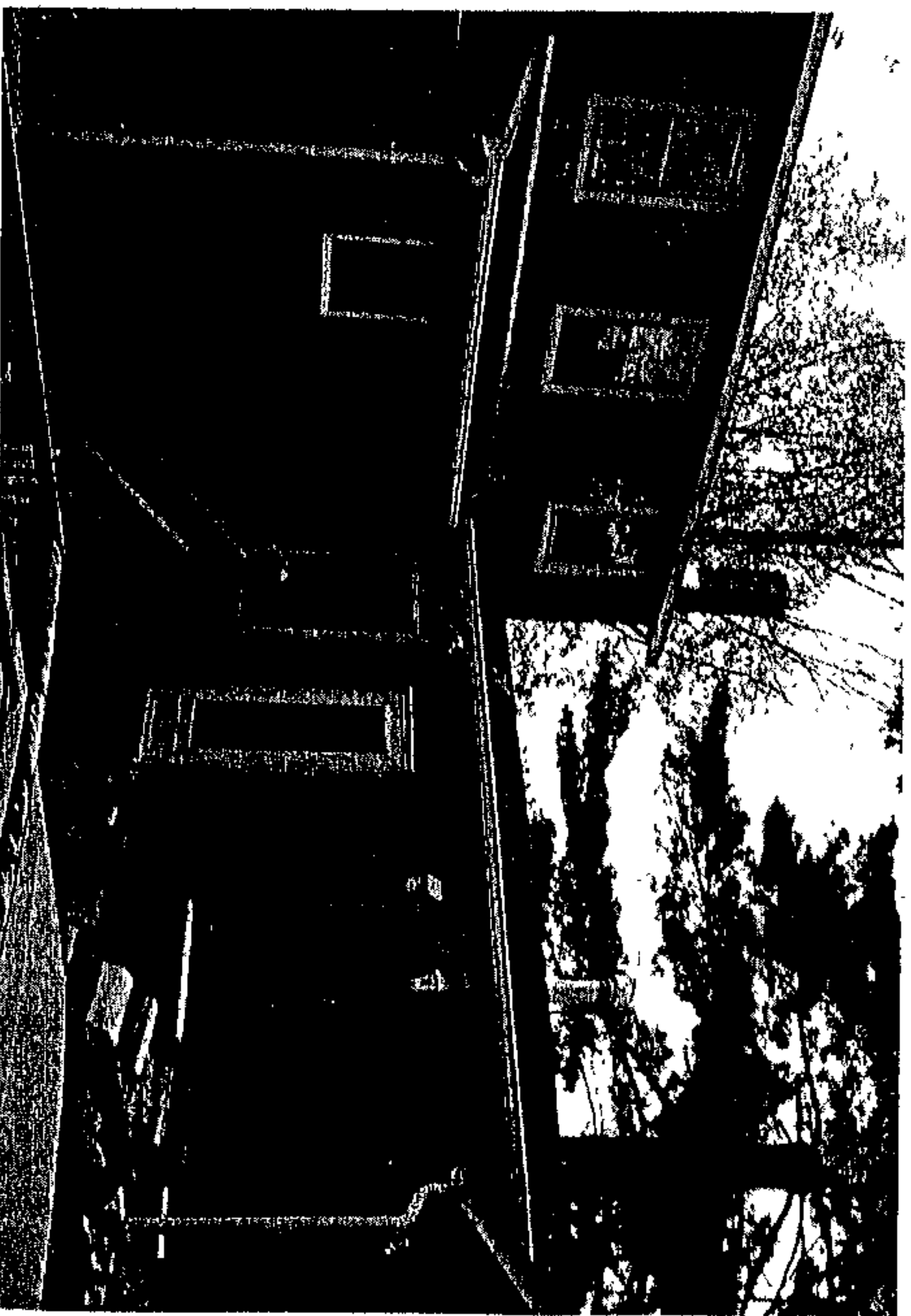
EXIST GARAGE  
2' P/L  
SETBACK VARIANCE.

509

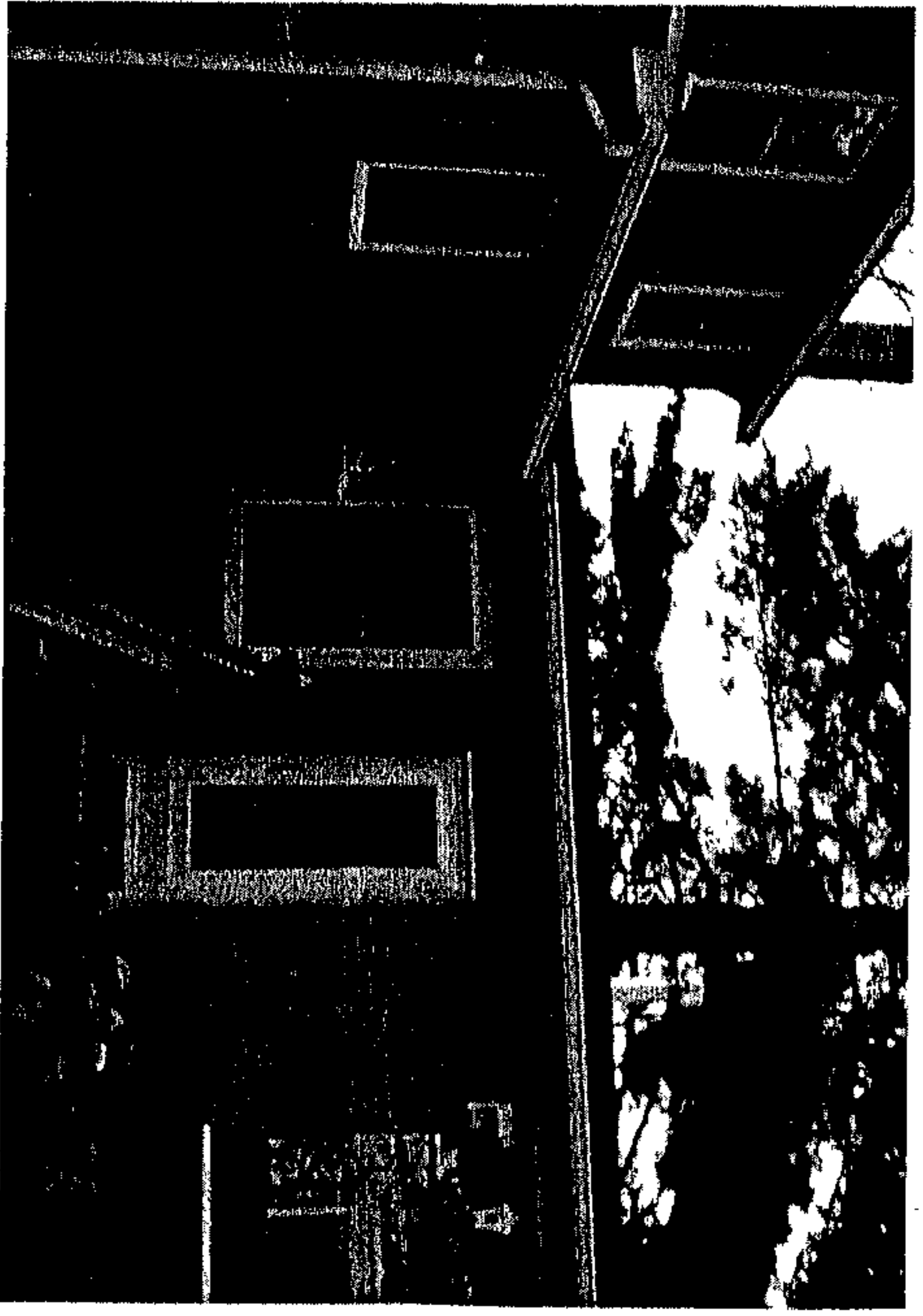
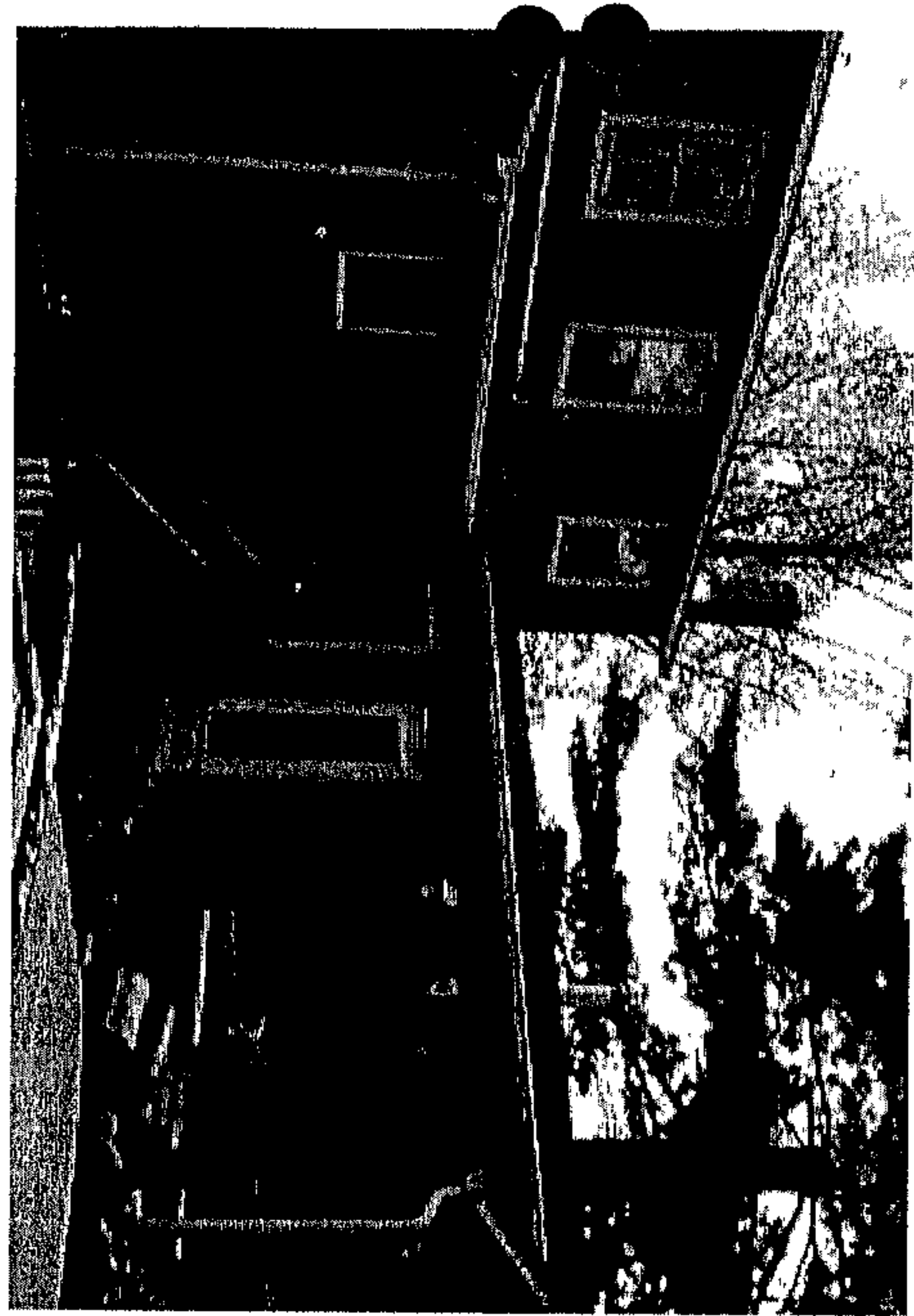




EXIST GARAGE. <sup>Directly</sup> ~~EXIST~~ ADDITION OVER THIS EXISTING ADDITION



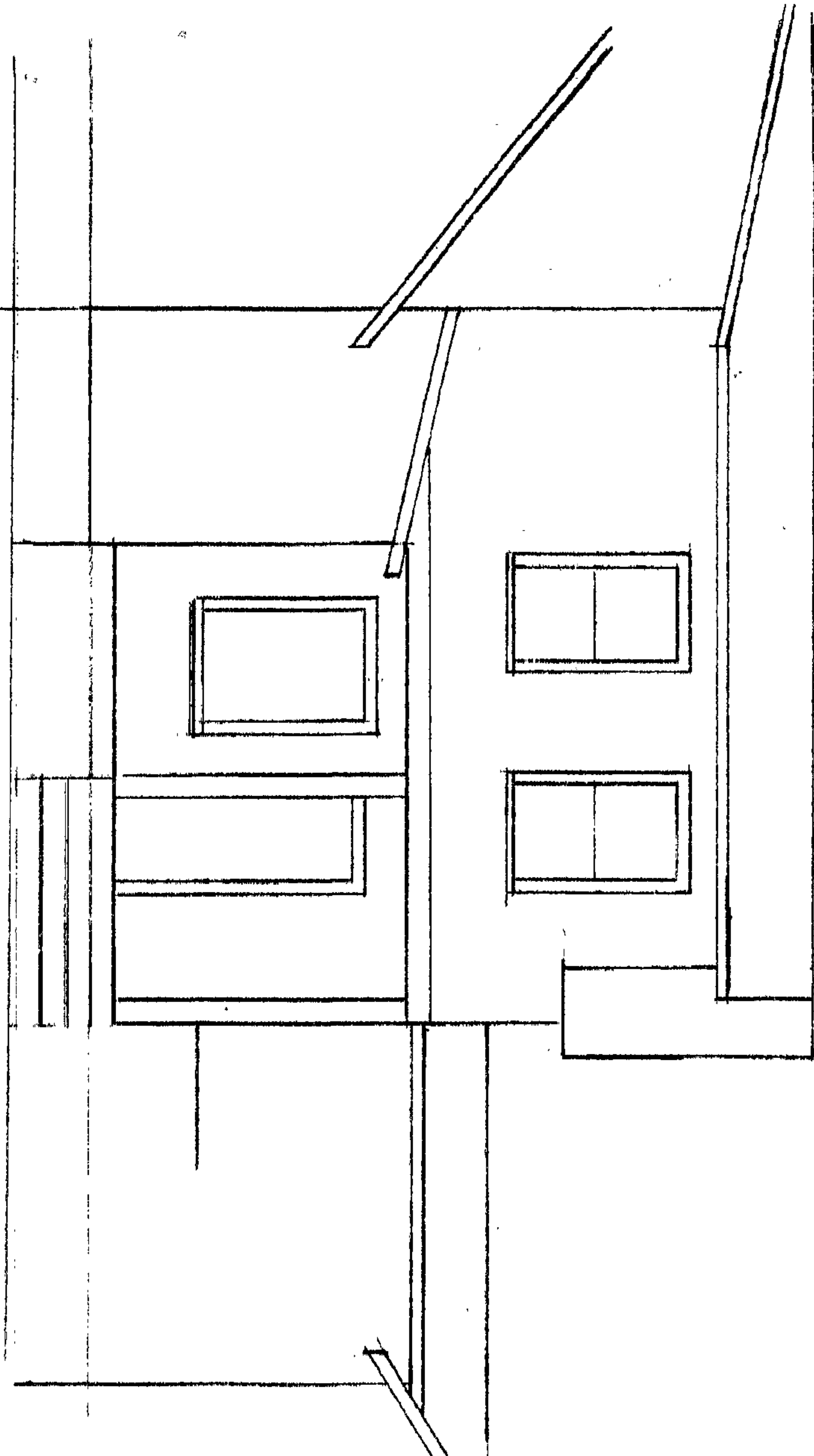
589





SCHEMATIC ADDITION  
5/24/04

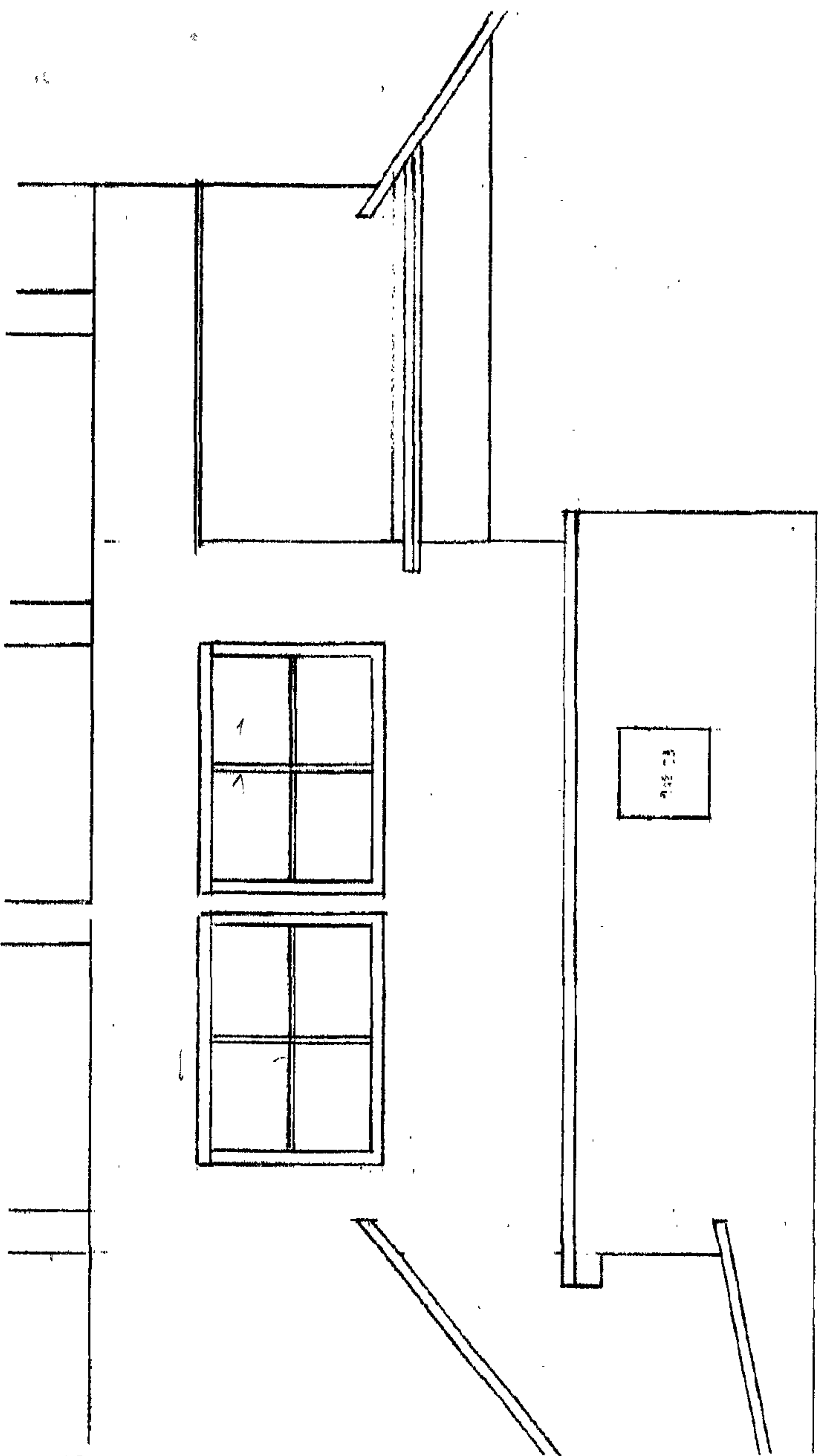
NORTH ELEVATION  
SCALE 1/4" = 1'





SETHAIDT ADDITION  
5/24/04

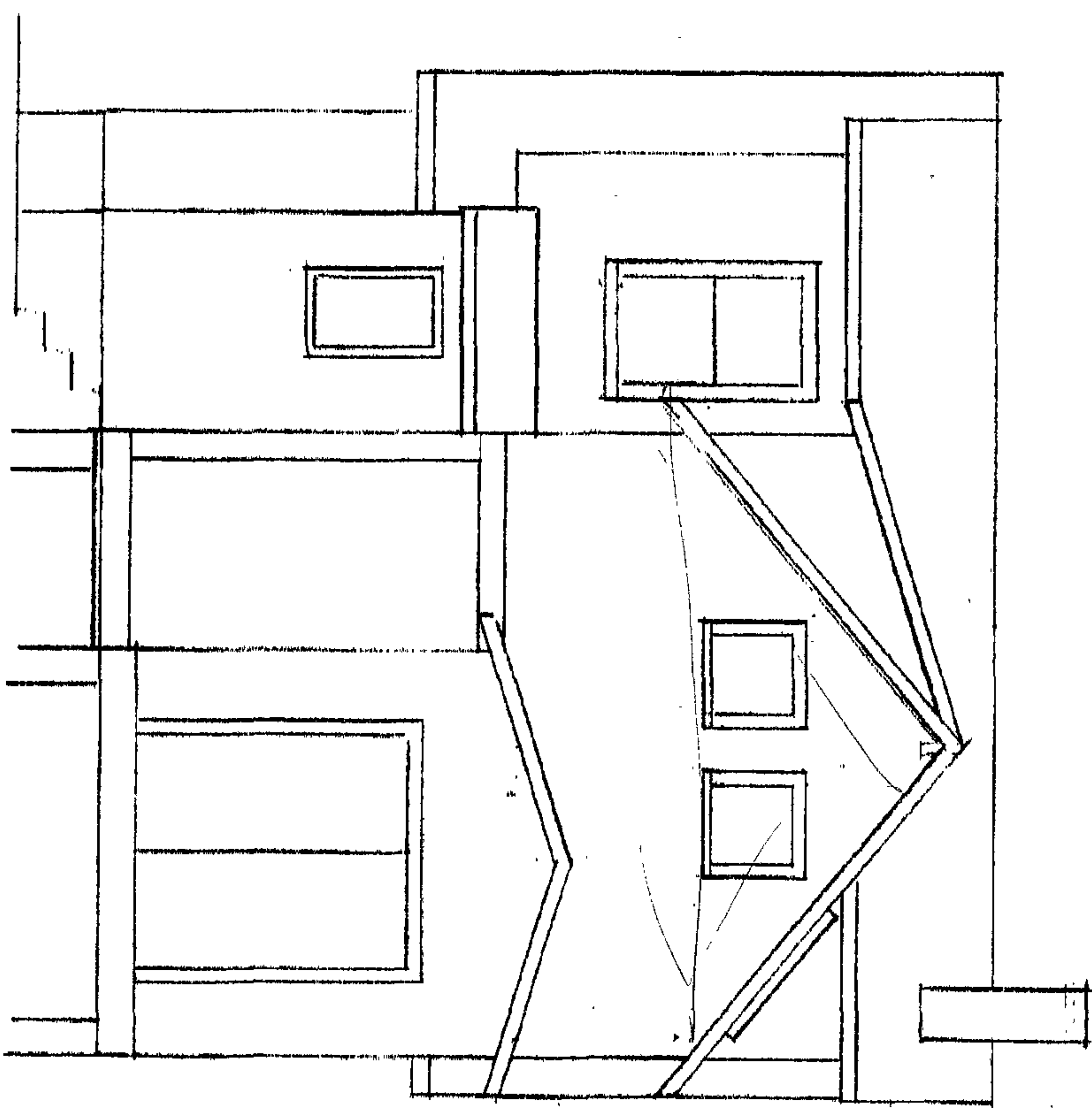
SOUTH ELEVATION  
1/4" = 1'





SCHMIDT ADDITION  
5/24/04

WESTERNHAY  
SCALE 1/4" = 1'





SKEDDT ADDITION  
 2ND FLOOR PLAN  
 SCALE 1/4" = 1'  
 5/28/04

