

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Rocklyn Avenue, 300' N of the c/l
Bedford Road
(510 Rocklyn Avenue)
3rd Election District
2nd Council District

David Kays, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-138-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, David Kays, and his wife, Barbara Kays. The Petitioners seek relief from Section III.C.2 of the Baltimore County Zoning Regulations (1945-53 B.C.Z.R.) to permit a front yard setback of as close as 11 feet in lieu of the required 25 feet for a proposed patio enclosure/deck addition. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING

Date

By

10/24/04

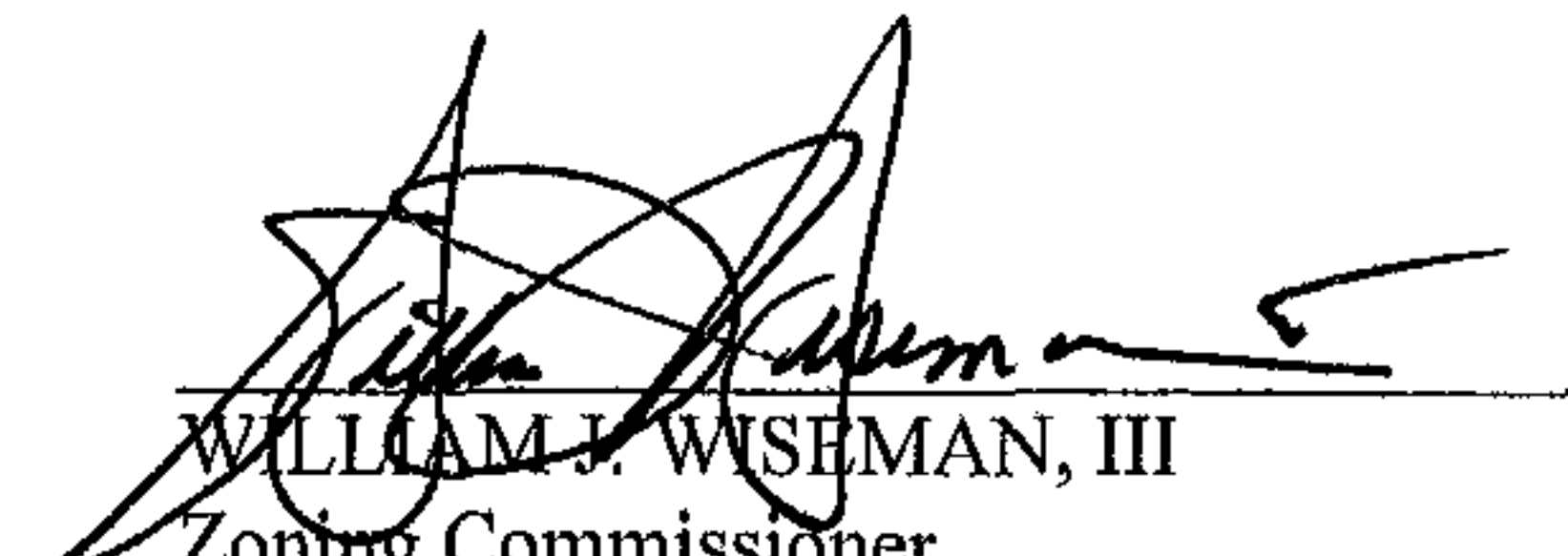
[Signature]

Based upon the documentation contained therein, I am persuaded to grant the requested variance. It was indicated that an existing covered deck (7' x 12'5") on the front of the house will be extended by an additional 7' and the entire structure enclosed to create a three-season patio room, 12'5" x 14' in dimension. There were no adverse comments from any County reviewing agency and the neighbors on both sides submitted a letter of support indicating they have no objection to the Petitioners' proposal. There are no homes on the opposite (east) side of Rocklyn Avenue and woods on that side of the road block the view of a parking lot for the Maryland Light Rail system. Thus, it is clear that a grant of the relief will not result in any detrimental impact to adjacent properties or surrounding locale.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of October 2004 that the Petition for Administrative Variance seeking relief from Section III.C.2 of the Baltimore County Zoning Regulations (1945-53 B.C.Z.R.) to permit a front yard setback of as close as 11 feet in lieu of the required 25 feet for a proposed patio enclosure/deck addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 10/20/04
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

October 20, 2004

Mr. & Mrs. David Kays
510 Rocklyn Avenue
Baltimore, Maryland 21209

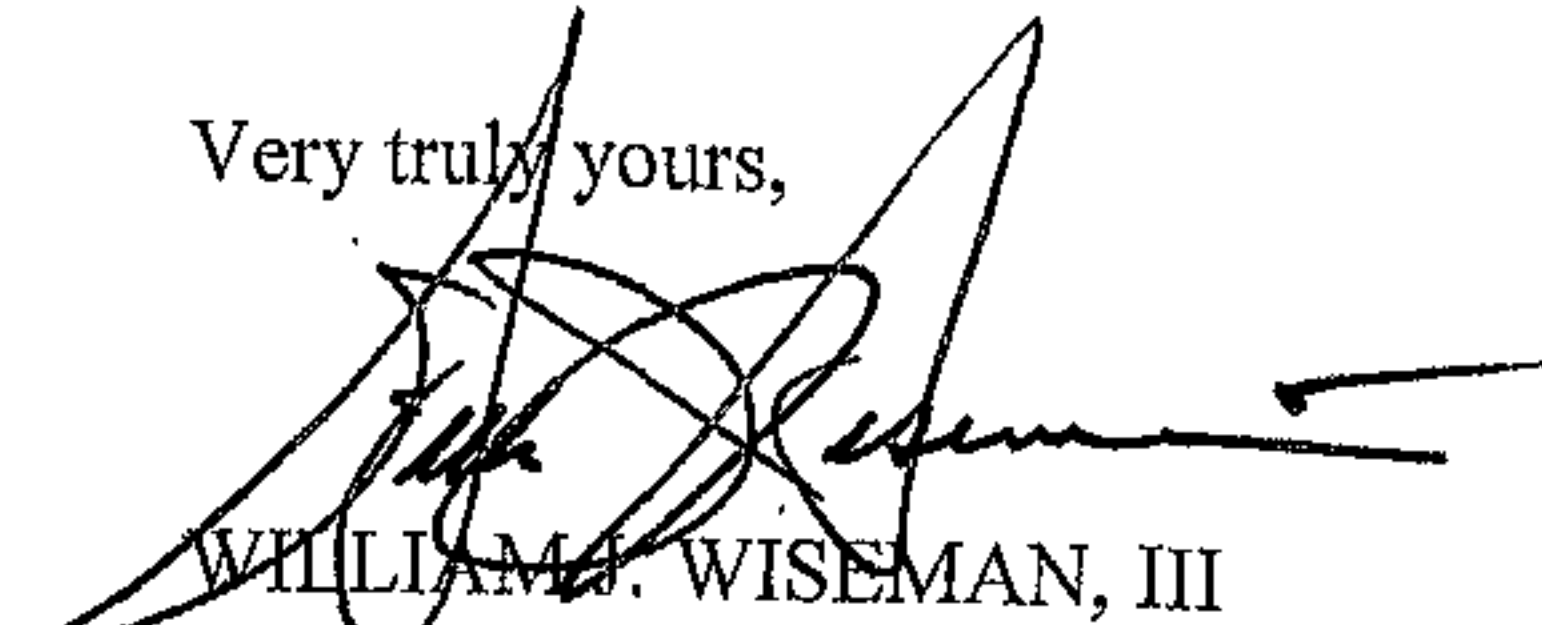
RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Rocklyn Avenue, 300' N of the c/l Bedford Road
(510 Rocklyn Avenue)
3rd Election District – 2nd Council District
David Kays, et ux - Petitioners
Case No. 05-138-A

Dear Mr. & Mrs. Kays:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: People's Counsel; Case File

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 510 Rocklyn Ave
which is presently zoned D.R. 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) III. C. 2 (A RESIDENCE ZONE 1945-53 BCZR)
TO PERMIT A FRONTYARD SETBACK OF AS CLOSE AS 11 FT. TO PROPERTY LINE IN
LIEU OF 25 FT. (FOR A PROPOSED PATIO ROOM
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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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 9/14/04

Estimated Posting Date 9/26/04

CASE NO. 05-138-A

REV 10/25/01

ORDER RECEIVED FOR FILING
Date 10/22/04
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 510 Rocklyn Ave
Address
Balto MD 21208-5909
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):

We would like To build a 12'5" x 14' enclosed Front Porch on our Home. we will only have a 11ft front set back
The porch will be 26ft from the edge of Rocklyn Ave and 38ft to the center of the Road.
ther are No homes on the East side of Rocklyn Ave.
This Front Porch would let us use and enjoy our Ext Porch and give us Protection from the weather and insects

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.

David Kays
Signature

David Kays
Name - Type or Print

Barbara Kays
Signature

Barbara Kays
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of Sept, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

DELORES A. SCOTT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 26, 2005

Delores A. Scott
Notary Public

My Commission Expires 11-26-05

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 510 Rocklyn Ave
Address
Balto MD 21208-5909
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):

We would like To build a 12'5" x 14' enclosed Front Porch on our Home. we will only have a 11'4" front set back
The porch will be 26'4" from the edge of Rocklyn Ave and 38'4" to the center of the Road.
There are no homes on the East side of Rocklyn Ave.
This Front Porch would let us use and enjoy our Ext Porch and give us Protection from the weather and insects

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.

David Kays
Signature
David Kays
Name - Type or Print

Barbara Kays
Signature
Barbara Kays
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of Sept, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

DELORES A. SCOTT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 26, 2005

Delores A. Scott
Notary Public
My Commission Expires 11-26-05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 510 Rocklyn 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) III.C.2. ("A" Residence Zone (1945-53BCZR))
To Permit a Frontyard setback of as close as 11ft. to Property Line in Lieu of 25ft. (for a Proposed Patio Room 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No

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.

05-138-A

Reviewed By

JL

Date

9/14/04

Estimated Posting Date

9/26/04

REV 10/25/01

Zoning description for 510 rocklyn ave.

Beginning at a point on the west-side of Rocklyn ave. which is 25 ft wide at the distance of 300 ft north of the centerline of the nearest improved intersecting street, Bedford rd. Which is 30 ft wide. Being lot # 18, Block N, Section #3 in the subdivision of Williamsburg as recorded in the Baltimore county Plat book # 18, Folio# 122 containing 5,500 sq.ft. , also known as 510 Rocklyn Ave. and located in the 5th Election district, 2nd concilmanic District

ML

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

138 No. 40922

DATE

7/14/04

ACCOUNT

001 006 6150

AMOUNT

\$ 65.00

RECEIVED

Chapman

FROM

FOR

Rev. Haverhill

510 Rockledge Lane

PAID RECEIPT

RECEIVED ACTION

7/14/2004 07:00AM

RECEIVED ACTION

7/14/2004 07:00AM

RECEIVED ACTION

7/14/2004 07:00AM

RECEIVED ACTION

7/14/2004 07:00AM

RECEIVED ACTION

7/14/2004 07:00AM

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-138-A

Petitioner/Developer: DAVID &

BARBARA KAYS

Date of Hearing/Closing: 10/11/04

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:

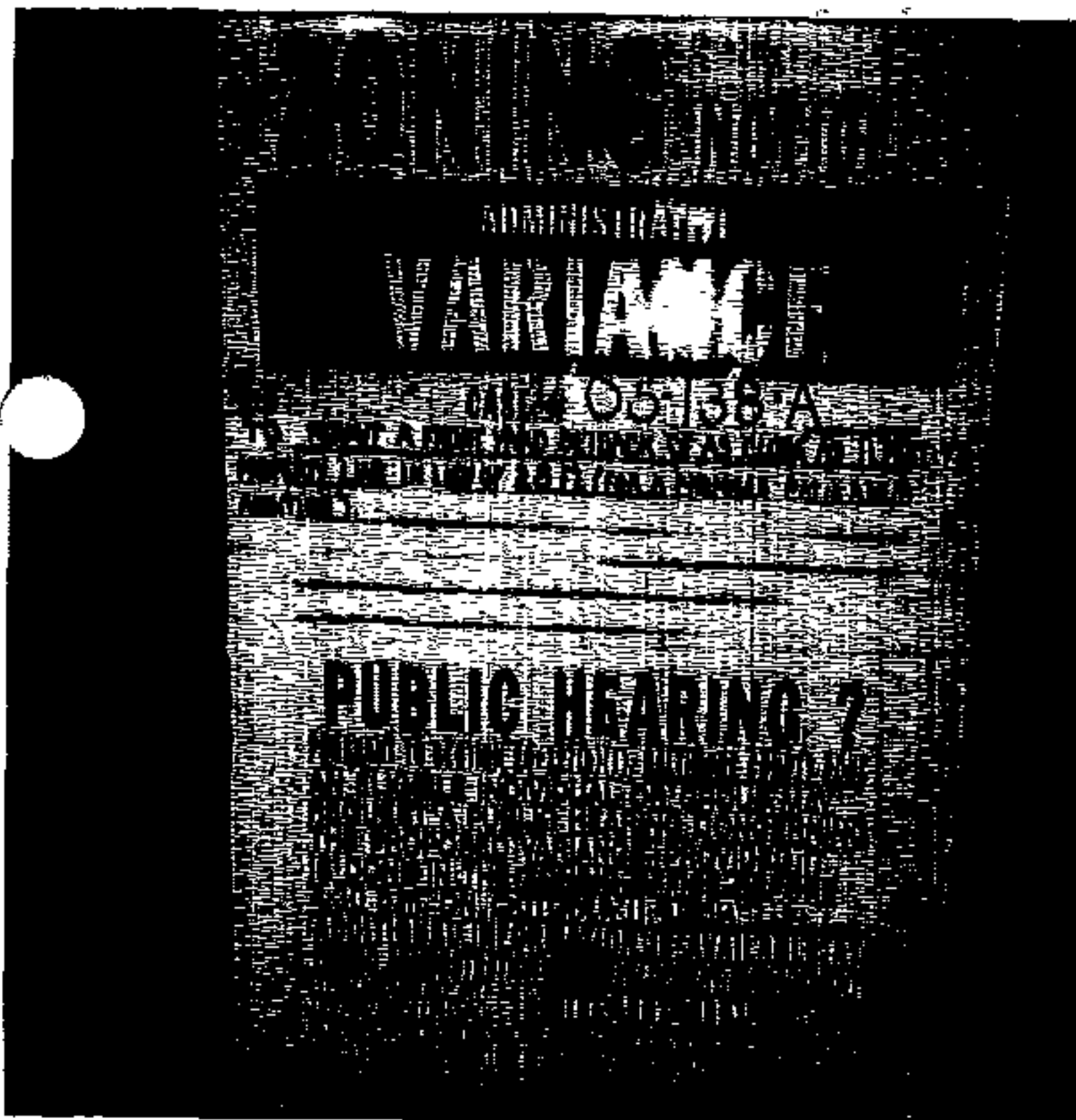
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

510 ROCKLYN AVE

The sign(s) were posted on

9/26/04
(Month, Day, Year)

Sincerely,



Robert Black 9/27/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

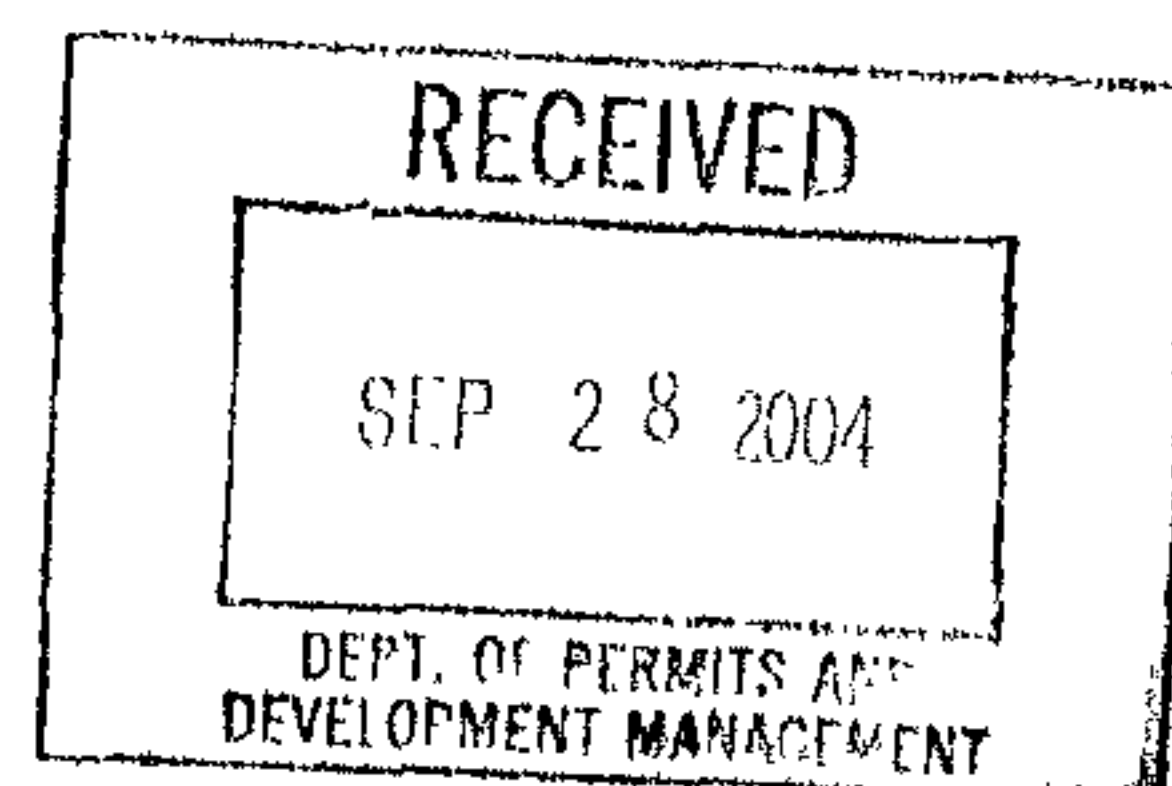
(Address)

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: 05-138-A

Petitioner: David Kays

Address or Location: 510 Rocklyn Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Champion

Address: 7110 Golden Ring Rd
Balto MD 21221

Telephone Number: 410 780-0062

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 138 -A

Address 510 ROCKLYN AVE

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/14/04

Posting Date: 9/26/04

Closing Date: 10/11/04

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 05- 138 -A

Address 510 ROCKLYN AVE

Petitioner's Name KAYS DAVID & BARBARA

Telephone 410-486-1932

Posting Date: 9/26/04

Closing Date: 10-11-04

Wording for Sign: To Permit A FRONT YARD SETBACK OF AS CLOSE AS 11 FT. TO PROPERTY LINE IN LIEU OF 25 FT. (FOR A PROPOSED PATIO ROOM ADDITION.)

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

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

October 18, 2004

David Kays
Barbara Kays
510 Rocklyn Avenue
Baltimore, Maryland 21208-5909

Dear Mr. and Mrs. Kays:

RE: Case Number: 05-138-A, 510 Rocklyn Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 14, 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:clb

Enclosures

c: People's Counsel
Gerard Andersen 7110 Golden Ring Road Baltimore 21221

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

September 29, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: September 27, 2004

Item No.: 138-143

Pursuant to your request, the referenced plan(s) have been reviewed 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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 7, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For October 4, 2004
Item Nos. (38) 139, 140, 141, 142,
and 143

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
PDM

FROM: John D. Oltman, Jr *JDO*
DEPRM

DATE: December 10, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of September 27, 2004.

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

05-138
05-139
05-140
05-142
05-143

Reviewers: Sue Farinetti, Dave Lykens

10/11 AV

BALTIMORE COUNTY, MARYLAND

RECEIVED

OCT 13 2004

INTER-OFFICE CORRESPONDENCE

ZONING COMMISSIONER

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

DATE: October 8, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-138 – 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 Johnson

MAC/LL

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



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

Maryland Department of Transportation

Date: 9.28.04

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

RE: Baltimore County
Item No. 138

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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

138

August 29, 2004

To Whom It May Concern:

David and Barbara Kays of 510 Rocklyn Avenue, Baltimore County, Maryland, have shared with us their plans to enlarge and enclose the front porch of their home creating a three-season room.

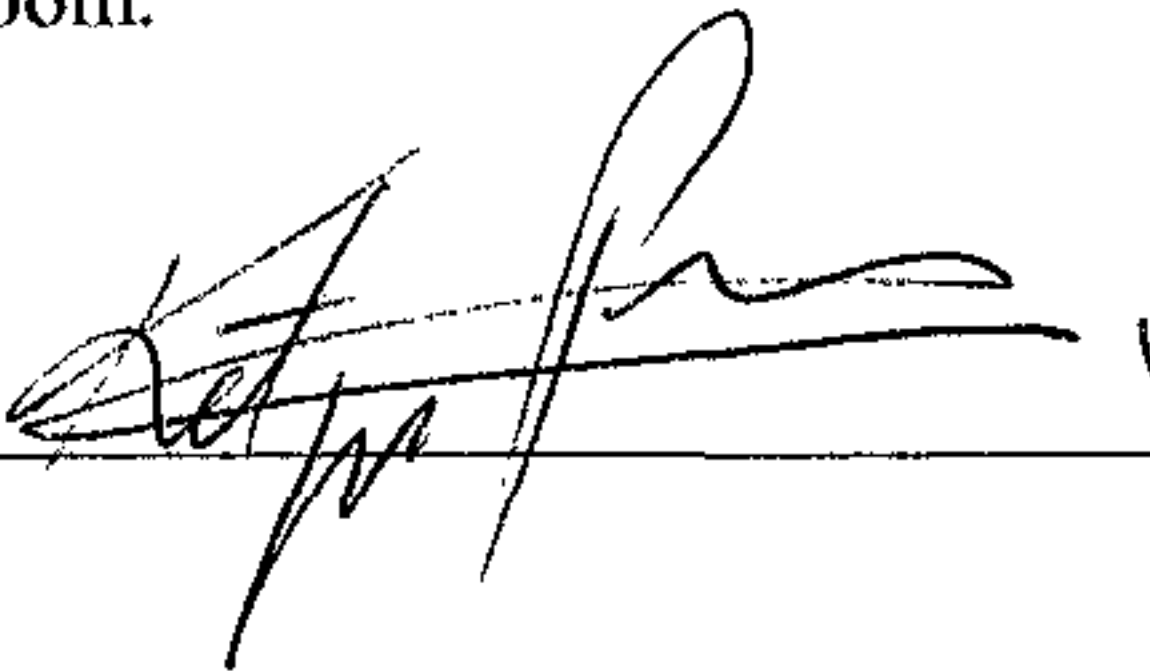
Karen (Shuler) of 512 Rocklyn Avenue, Baltimore County, Maryland

138

August 29, 2004

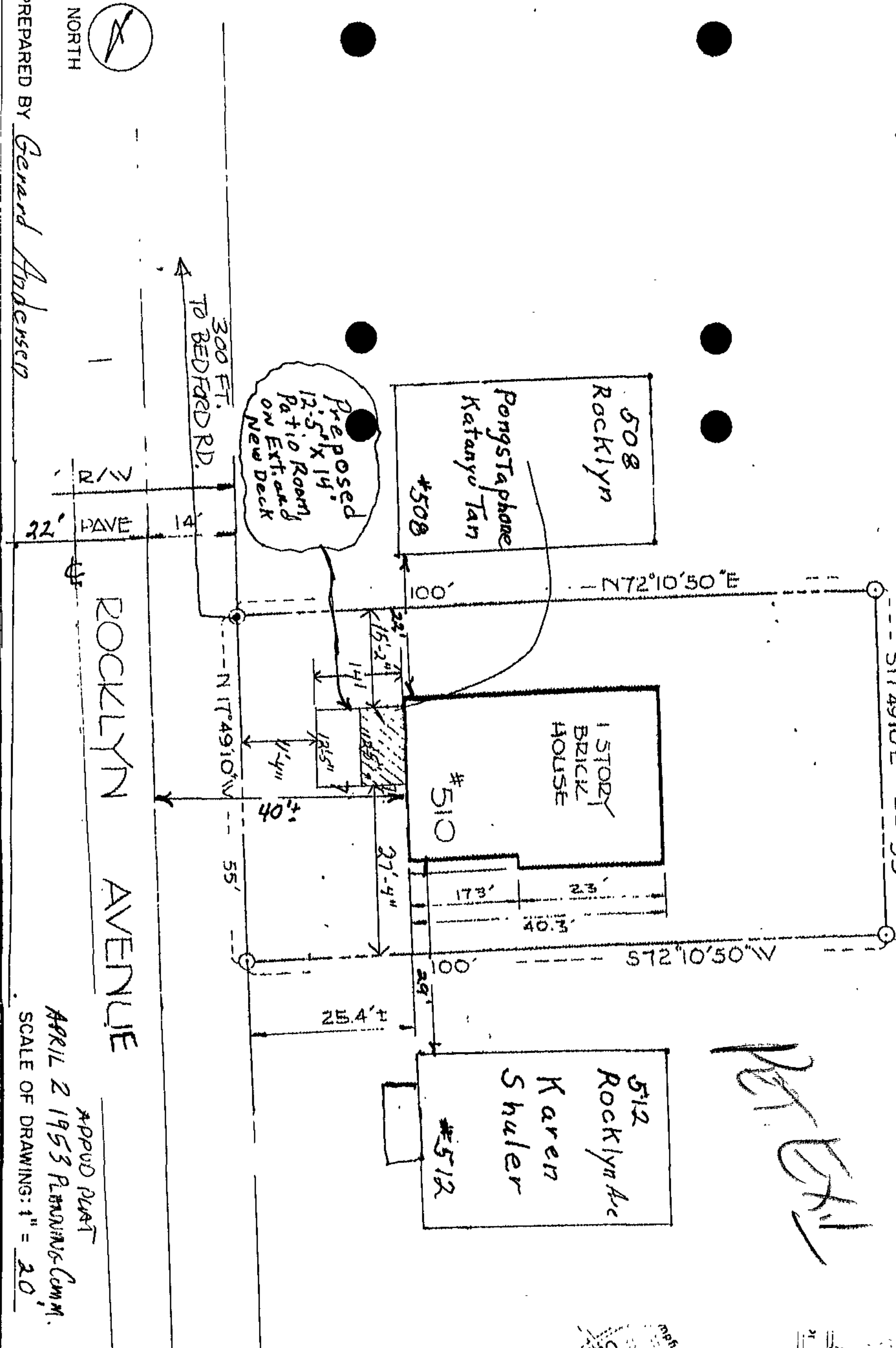
To Whom It May Concern:

David and Barbara Kays of 510 Rocklyn Avenue, Baltimore County, Maryland, have shared with us their plans to enlarge and enclose the front porch of their home creating a three-season room.

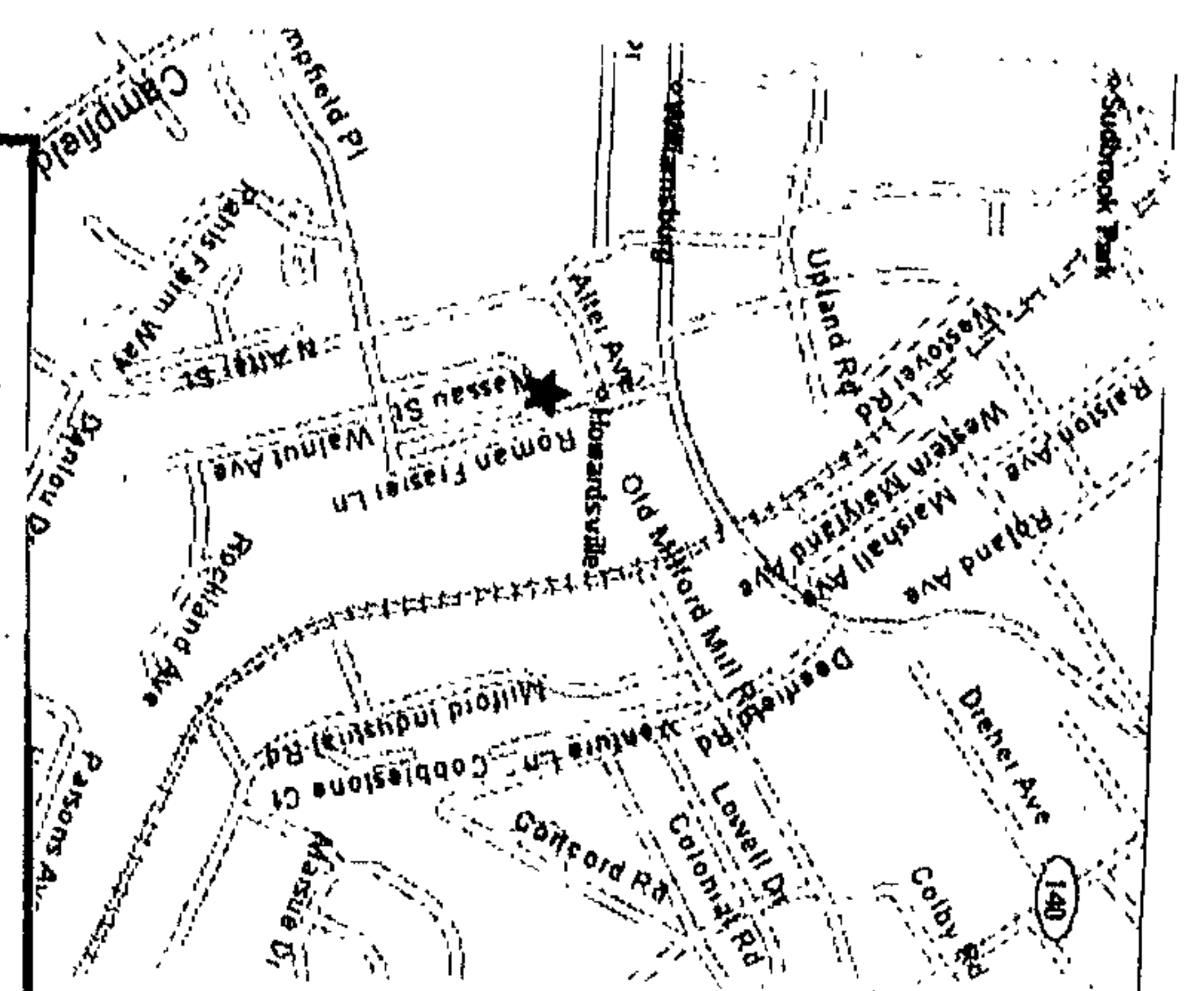
 of 508 Rocklyn Avenue, Baltimore County, Maryland

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

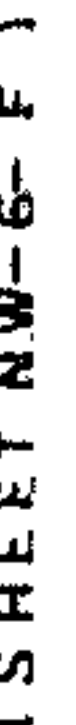
PROPERTY ADDRESS 510 Rocklyn Ave
SUBDIVISION NAME Williamsburg
PLAT BOOK # 18 FOLIO # 122 LOT # 18 SECTION # 3
OWNER Kays, David + Barbara

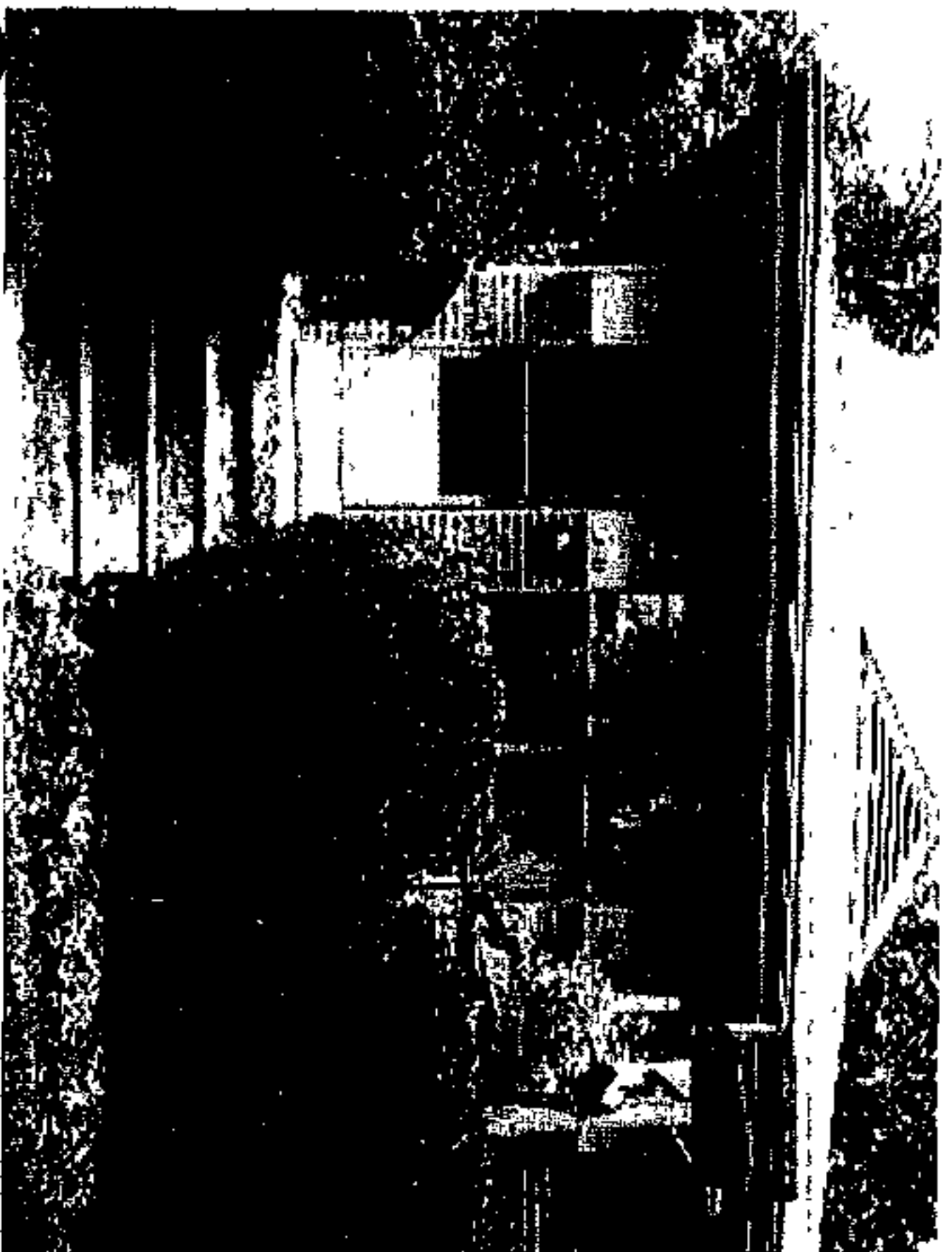


Handwritten signature/initials: PC CHL



LOCATION INFORMATION	
ELECTION DISTRICT <u>3</u>	
COUNCILMANIC DISTRICT <u>2</u>	
1" = 200' SCALE MAP # <u>NW-6-F</u>	
ZONING <u>DR. 5.5</u>	
LOT SIZE	<u>5,500</u>
ACREAGE	<u>0.125</u>
SQUARE FEET	<u>5,500</u>
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ ☐
CHESAPEAKE BAY CRITICAL AREA	☐ YES ☒ NO
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY / BUILDING	☐ ☒
PRIOR ZONING HEARING	☐ ☒
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM #
<u>JL</u>	<u>05-138</u>
CASE #	





Front



Left side



Right side



No homes across the street.
Trees blocking view of parking
lot for light rail

510 Rocklyn Ave

#128