TUER RECEIVED FOR FLINE

IN RE: PETITION FOR VARIANCE
SE/Corner of Wade Avenue
and Glencoe Avenue
1st Election District
1st Councilmanic District
(31 Wade Avenue)

Edward C. Riemer Petitioner * BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 05-245-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 owner of the subject property, Edward C. Riemer. The variance request is for property located at 31 Wade Avenue in the western area of Baltimore County. The variance request is from Sections 402 and 1B02.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ft. in lieu of the required 25 ft. and a rear yard setback of 20 ft. in lieu of 30 ft. (both existing).

The property was posted with Notice of Hearing on December 23, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on December 28, 2004 to notify any interested persons of the scheduled hearing date.

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 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."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: Comments from the Bureau of Plans Review dated December 7, 2004 indicated that the right-of-way for Wade Avenue should be shown as 40 ft.

Interested Persons

Appearing at the hearing on behalf of the variance request was Ed Riemer, Petitioner.

Howard Jackson and Lew Messick attended the hearing as interested citizens. People's Counsel,

Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Initially a question arose as to whether or not the correct property was posted. Mr. Riemer indicated that the photographs attached to the Certificate of Posting shows the property line marker and that the sign was posted properly.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.23 acres of land zoned DR 5.5. An existing store and three apartments improve the property. The Petitioner indicated the building was erected in 1919. The store and apartments are nonconforming. The Petitioner would like to abandon the nonconforming uses and convert the building into two apartments that will meet the zoning regulations. However, as the existing building is only 5 ft. from the right-of-way of Wade Avenue (side yard) and 20 ft. from the rear property line, the Petitioner requests variances to allow the structure to conform to

the regulations. He indicated that it would be a hardship to remove 20 ft. off the side of the building and 10 ft. off the rear to conform to the regulations. He noted that this would not only reduce the usable space of the building but would likely mean the structure would collapse.

Mr. Jackson and Mr. Messick indicated that they thought the variance requests were for the property next door and did not oppose these variance requests.

Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure. The building was built in 1919 much before the zoning regulations were imposed. As such I find the structure unique in a zoning sense.

I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship because to reduce the size of this existing structure would likely endanger the structure and certainly reduce the usefulness of the building unreasonably. I further find that the variance can be granted within the spirit and intent of the regulations and without any adverse impact on the community. Apparently, the store has not been operated for some time and the apartments likely are nonconforming. Approving this request will allow two apartments to replace the existing uses to the betterment of the neighborhood.

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 Petitioner's variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 1 day of January, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Sections 402 and 1B02.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ft. in

NOER RECEIVED FOR FILING.

lieu of the required 25 ft. and a rear yard setback of 20 ft. in lieu of 30 ft. (both existing), be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition;
- 2. The Petitioner's plan shall conform to the comments from the Bureau of Development Plans Review dated December 7, 2004 indicating that the right-of-way for Wade Avenue should be shown as 40 ft.

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

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
William J. Wiseman III, Zoning Commissioner

January 11, 2005

Mr. Ed Riemer 6295 Leafy Screen Columbia, Maryland 21045

> Re: Petition for Variance Case No. 05-245-A Property: 31 Wade Avenue

Dear Mr. Riemer:

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

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

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Mr. Howard Jackson 50 Wade Avenue Baltimore, MD 21228

> Mr. Lew Messick 102 Kenilworth Park Drive Towson, MD 21204



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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3/ WADE AUENUC 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 par hereof, hereby petition for a Variance from Section(s) 402, (CON UGRS LOW TARSLE) & 1302.2011 (SETBACK TABLE) TO PERMIT A SIDE YARD SECIBACK OF 3 FT. LN LIGN OF THE REQUIRED REPORTED REPORTED SECIBACK OF 3 FT. LN LIGN OF THE
REQUIRED 25 FT AND A REAR YARD SE-USTACE OF 20 FT (IN LIGNOF 30 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) CHANGE OF USE THOM A RETAIL STOKE, AND SAPARTIMENTS TO REPRESENTED DUELLING RELIEVES THE NON-CONFORMING STATUS, AND REQUIRES AN APPROVED UPPLANCE FOR EXISTING SECIENCES WITH A NEW USE.

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.

<u>Cor</u>	<u>ıtrac</u>	ct P	urchas	er/Lessee:		Legal Owner(s)	<u>.</u>	
Name	ө - Ту _і	pe or	Print	······································	······································	Name - Type of Prim	C. RIE	MER
Signa	ture			 	······································	Signature		<u> </u>
Addre	ess				Telephone No.	Name - Type or Print	······································	
City		 .		State	Zip Code	Signature		
Atto	orne	y Fo	or Peti	tioner:		6295 Leafy	Screen	410-274-5863
						Address	A 14	Telephone No.
Name	- Tvi	oe or l	Print	······································		Columbia	MD	21045
	,,					City	State	Zip Code
Signa	tura	 	ļ			Representative	to be Contacted.	
	luie							7
Com	any			· · · · · · · · · · · · · · · · · · ·		Name	<u> </u>	
Addi	S\$	<u> </u>		····	Telephone No.	Address		Telephone No.
Cit	105	٠,		State	Zip Code	City	State	Zip Code
Q	11/	4				<u>o</u>	FFICE USE ONLY	-
C	e N	1		5-245.	. (ESTIMATED LEN	GTH OF HEARING	
REIG	9/10	√98 ≱			Reviewed By	UNAVAILABLE FO	OR HEARING Date _ //・/スー〇〇	C ,

Property Description
31 WADE AVE

EXHIBIT "A"

BEGINNING FOR THE FIRST at an iron pipe set to mark the southeasterly corner of Wade and Glencoe Avenues which pipe bears South 44 degrees 13 minutes East 25 feet from the northwesterly corner of the area aforesaid, thence running along the southerly side line of Glencoe Avenue North 78 degrees 55 minutes East 113 feet to an iron pipe, thence at right angles with Glencoe Avenue by a new division line South 11 degrees 5 minutes East 83 2/3 feet to an iron pipe set in the southerly side line of the area aforesaid, thence along said line South 79 degrees 1 minute West 124.7 feet to an iron pipe set in the easterly side of Wade Avenue, thence along said easterly line North 4 degrees 26 minutes West 84 feet to the beginning. Containing a net area of .23 of an acre, more or less. The improvements thereon being known as No. 31 Wade Avenue.

Said above-described leasehold property being subject to the payments of the annual rent of \$90.00 payable half-yearly on the 3rd days of April and October, in each and every year to come.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson. Maryland on the property identified herein as follows:

Case: #05-245-A 31 Wade Avenue S/east corner of Wade and Glencoe Avenues
1st Election District
1st Councilmanic District
Legal Owner(s): Edward C.
Riemer

Variance: to permit a side yard setback of 5 feet in lieu of the required 25 feet and a rear yard setback of 20 feet in lieu of 30 feet (both existing).

Hearing: Tuesday, January 11, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avernue, Towson, 21204

nue, Towson, 21204

WILLIAM WISEMAN
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible;
for special accommodations Please Contact the
Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or
Hearing, Contact the Zoning Review Office at (410)
887-3391.

JT/12/768 De28 34056

CERTIFICATE OF PUBLICATION

12 30 , 200+
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 12 28 ,2004.
The Jeffersonian
☐ Arbutus Times
🗖 Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

				The state of the s	
			ない。		
					VELOW CUSTOMER
	8				
		AMOUNT			
					CHRIA - ANNY
BALTIMORE COUNTY, MARKLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEPT					
ALIM FICE SCE SCE					WHITE-CASHIER

CASE # 05-245-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE 401 BOSLEY AVENUE

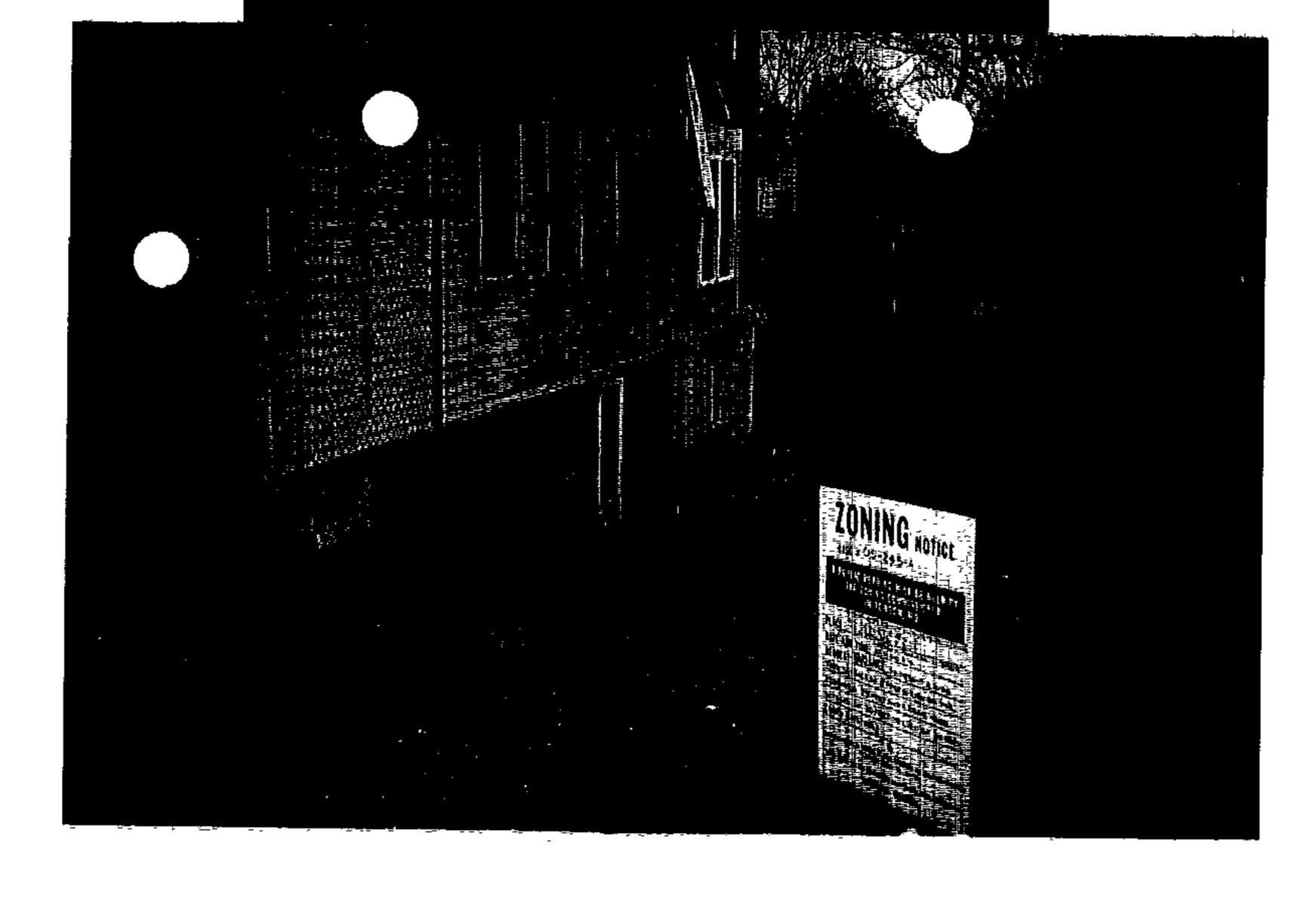
DATE AND TIME: AT 11:00 A.M.

LADIATIAN

REQUEST VARIANCE TO PERMIT A SIDE

YARD SETBACK OF 5 PEET IN LIEU OF THE

REQUIRED 25 FEET AND A REAR YARD SO FEET WOLLEN OF 30 FEET



CERTIFICATE OF POSTING

•	Date of Hearing/Closing: <u>JAN, 11, 2005</u>
altimore County Department of crmits and Development Management ounty Office Building, Room 111 Uest Chesapeake Avenue owson, MD 21204	
ttention: Becky Hart	
ndies and Gentlemen: This letter is to certif	y under the penalties of perjury that the necessary sign(s) required by
w were posted conspicuously on the proper	ty located at #31 WADE AVE.
V	·
	·
he sign(s) were posted on	23,2004
	(Month, Day, Year)
•	Sincerely,
	Darland De Moore
	(Signature of Sign Poster and Date) GARLANDE. MOORE
•	(Printed Name)
•	3225 RYERSON CIRCLES (Address)
	PDAUTINIARE, MD. 21227 (City, State, Zip Code)
	(Telephone Number)
	· · · · · · · · · · · · · · · · · · ·

RE: Case No.: 05-245-A

Petitioner/Developer: EDWARDC. RIEMER

Department of Permits and Development Management

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



Baltimore County

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

November 29, 2004

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-245-A

31 Wade Avenue

S/east corner of Wade and Glencoe Avenues

1st Election District — 1st Councilmanic District

Legal Owner: Edward C. Riemer

Variance to permit a side yard setback of 5 feet in lieu of the required 25 feet and a rear yard setback of 20 feet in lieu of 30 feet (both existing).

Hearing: Tuesday, January 11, 2005, at 11:00 a.m. in Room 407, County Courts Building 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Edward Riemer, 6295 Leafy Screen, Columbia 21045

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BYAN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 27,2 1004.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OF I CE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT
 THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY

Tuesday, December 28, 2004 Issue - Jeffersonian

Please forward billing to:

Ed Riemer 6795 Leafy Screen Columbia, MD 21045 410-274-5863

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-245-A

31 Wade Avenue S/east corner of Wade and Glencoe Avenues 1st Election District – 1st Councilmanic District Legal Owner: Edward C. Riemer

Variance to permit a side yard setback of 5 feet in lieu of the required 25 feet and a rear yard setback of 20 feet in lieu of 30 feet (both existing).

Hearing: Tuesday, January 11, 2005, at 11:00 a.m. in Room 407, County Courts Building, 40,1 Bosley Avenue, Towson 21204

WILLIAM WISEMAN

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

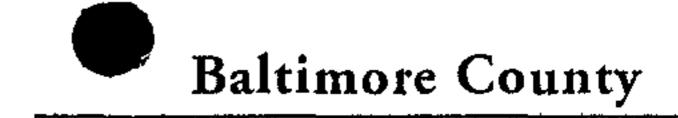
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number $05.245-\Omega$.
Petitioner. EDWARD C RIEMER
Address or Location: 31 WADE AVENUE CAFONSUITE MI
21278
PLEASE FORWARD ADVERTISING BILL TC
Name, D' Riemer
Address 6795 CCAFY SCROEN
Columbia mD 7/045
Telephone Number: 410-274-5863

Department of Permits and Development Management

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





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

January 4, 2005

Edward C. Riemer 6295 Leafy Screen Road Columbia, Maryland 21045

Dear Mr. Riemer:

RE: Case Number: 05-245-A, 31 Wade Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 12, 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

u. Callibal)

Ou_k

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

November 22, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 22, 2004

Item No.:

227-241, 243, 245-249

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



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

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

Maryland Department of Transportation

Date:

RE:

11.22.04

Baltimore County

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

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, Chief

1. J. Hoell

Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

PDM

FROM:

John D. Oltman, Jr Jpo

DEPRM

DATE:

December 10, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of November 22, 2004.

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

05-227

05-229

05-230

05-232

05-233

05-234

05-235

05-238

05-239

05-240

05-241

05-242 05-243

05 044

05-244 05-245

05-246

05-247

05-248

Reviewers: Sue Fari

Sue Farinetti, Dave Lykens

9/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

SUBJECT:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

Zoning Advisory Petition(s): Case(s) 5-245

DATE: December 8, 2004

RECEIVED

DEC 9 2004

ZONING COMMISSIONER

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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: December 7, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 29, 2004

Item No. (245)

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The minimum width of right-of-way for a public road in Baltimore County is 40 feet. Setback shall be modified accordingly to reflect minimum width of right-of-way.

RWB:CEN:jrb

cc: File

Service Charles

ZAC-11-29-2004-ITEM NO 245-12092004

RE: PETITION FOR VARIANCE

31 Wade Avenue; SE corner of Wade &

Glencoe Avenue

1st Election & 1st Councilmanic Districts

Legal Owner(s): Edward Riemer

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

* 05-245-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

RECEIVED

NOV 2 4 ZUM

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47

400 Washington Avenue Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of November, 2004, a copy of the foregoing Entry of Appearance was mailed to, Edward C. Riemer, 6295 Leafy Screen, Columbia, MD 21045, Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

The state of the state of the profession of the state of

Veceneer 2J 1918

BALTIMORE COUNTY MARYLAND

DATE:	10	Mb.	pf
OEA:	EL	14/	m

DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT TOWSON, MARYLAND 21204 HISTORIC DISTRICT//BLOG PERMIT PROPERTY ADDRESS YES SUITE/SPACE/FLOOR RECEIPT CONTROL #: SUBDIV: St /0 DO NOT KNOW XREF #: TAX ACCOUNT #: _____ DISTRICT/PRECINCT OWNER'S INFORMATION NAME: PAID: PAID BY: DOES THIS BLD INSPECTOR: HAVE SPRINKLERS INFORMATION I HAVE CAREFULLY READ THIS APPLICATION Riem NAME: YES AND KNOW THE SAME IS CORRECT AND TRUE, COMPANY: AND THAT IN DOING THIS WORK ALL PROVI-Mil. STREET SIONS OF THE BALTIMORE COUNTY CODE AND CITY,ST,ZIP APPROPRIATE STATE REGULATIONS WILL BE PHONE #: MHIC # COMPLIED WITH WHETHER HEREIN SPECIFIED MHBR# OR NOT AND WILL REQUEST ALL REQUIRED APPLICANT INSPECTIONS. DRC# SIGNATURE PLANS: CONST DATA (TENANT CONTR: TYPE OF IMPROVEMENT **ENGNR:** NEW BLDG CONST SELLR: ADDITION ALTERATION CHANGE OF OCCUPATION REPAIR DESCRIBE PROPOSED WORK: WRECKING MOVING OTHER, CL INCLUDE XNSTALL TYPE OF USE BEDRMS, 2 BATH RM, 100 RESTDENTIAL - Walter William Co-NON-RESIDENTIAL PROPERTY OF THE PROPERTY OF TH ONE FAMILY AMUSEMENT, RECREATION, PLACE OF ASSEMBLY 25 08. 02. TWO FAMILY CHURCH, OTHER RELIGIOUS BUILDING 03. THREE AND FOUR FAMILY 10.~ FENCE (LENGTH HEIGHT FIVE OR MORE FAMILY INDUSTRIAL, STORAGE BUILDING (ENTER NO UNITS) PARKING GARAGE SWIMMING POOL 05. SERVICE STATION, REPAIR GARAGE 06. GARAGE 🕠 HOSPITAL, INSTITUTIONAL, NURSING HOME OTHER 15. OFFICE, BANK, PROFESSIONAL 16. PUBLIC UTILITY SCHOOL, COLLEGE, OTHER EDUCATIONAL 12/EVIEW TYPE FOUNDATION BASEMENT 18. SIGN SLAB FULL STORE MERCANTILE RESTAURANT BLOCK 2. PARTIAL SPECIFY TYPE CONCRETE 3. NONE SWIMMING POOL TANK, TOWER TRANSIENT HOTEL, MOTEL (NO. UNITS 23, OTHER TYPE OF CONSTRUCTION TYPE OF HEATING FUEL TYPE OF SEWAGE DISPOSAL MASONRY ELECTRICITY 1. PUBLIC SEWER EXISTS PROPOSED WOOD FRAME TOIL COAL 2. PRIVATE SYSTEM STRUCTURE STEEL SEPTIC EXISTS PROPOSED REINF. CONCRETE TYPE OF WATER SUPPLY PRIVY EXISTS PROPOSE CENTRAL AIR: 1. 1. ./ PUBLIC SYSTEM EXISTS PROPOSED ESTIMATED COST:\$ 100,000 PRIVATE SYSTEM EXISTS PROPOSED OF MATERIALS AND LABOR PROPOSED USE: EXISTING USE: OWNERSHID! 1. PRIVATELY OWNED PUBLICLY OWNED SALE RENTAL RESIDENTIAL CATEGORY; 1. V DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE MIDRISE . #2BED: TOT BED: TOT APTS/CONDOS .__ #EFF: #1BED: HIRISE 1 FAMILY BEDROOMS GARBAGE DISPOSAL I. Y. Z. N. BATHROOMS CLASS POWDER ROOMS KITCHENS LIBER FOLIO ---5/ APPROVAL SIGNATURES BUILDING SIZE LOT SIZE AND SETBACKS BLD INSP FLOOR SIZE PLAN WIDTH FRONT STREET FIRE DEPTH SIDE STREET SEDI CTL FRONT SETBK HEIGHT ZONING : 1991 STORIES SIDE SETBING **PUB SERV** LOT #'S -SIDE STR BETEK ENVRMNT CORNER LOT REAR SETBK YELL 2. __ N" ZONING PERMITS MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED (Meed SONA - BATH.

A BED NEED SITE PLAN
OF BETTS SILMININ

PLEASE PRINT CLEARLY

ASE NUMBER 05-245-B ATE NUMBER 05-245-B

PETITIONER'S SIGN-IN SHEET

E- MAIL	E) Liemer (Dancast, net)										
CITY, STATE, ZIP	Chansia, MD 21045											
ADDRESS	6295 leapy sored											
Z	Elmek Ch											

PLEASE PRINT CLEARLY

CASE NAME 3/ WADE PUE
CASE NUMBER 05-045-D
DATE 1/1/05-D

CITIZEN'S SIGN-IN SHEET

E- MAIL		BANKIEW COM										
CITY, STATE, ZIP	1											
ADDRESS	So where the	WOSTH A										
NAME	Howard Sheren	LEW MESSICK								•		

CAC TO TO TO THE	COMPANY PETITIONS 31 WADE AVE THE PLANTS SECTION POLIO # (125 LOT # 225 SECTION POLIO PARTIE
Due Links Deco Ref. 4395/73 Due Links Act # 0123500361 SCALE OF DRAWING: 1" = 50	FOR ZONING XVARIANC SEE PAGES 5 8 6 OF THE CHECKLIST F
VICINITY MAP SCALE: 1" = 1000' CATION INFORMATION DISTRICT + NIC DISTRICT + NIC DISTRICT CALE MAP # 5W 3- 23 1001 SOUARE PUBLIC PRIVATI ER FLOOD PLAIN PROPERTY/ GING HEARING 336 NIG OFFICE USE ONL BY ITEM # C.	SPECIAL REQUIRED IN

