

IN RE: PETITION FOR ADMIN. VARIANCE
N/E side of Glyndon Ave., 50 ft. wide,
N/E of c/l of Railroad Avenue
4th Election District
3rd Councilmanic District
(16 Glyndon Avenue)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY

Kurt and Denise Zumwalt
Petitioners

* CASE NO. 05-389-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, Kurt and Denise Zumwalt. The variance request is for property located at 16 Glyndon Avenue in the Glyndon area of Baltimore County. The variance request is from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (shed) to be located 7 feet from the centerline of an alley in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1

Zoning Advisory Committee Zoning Advisory Committee (ZAC) comments: None

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 12, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Upon review by this Deputy Zoning Commissioner it was apparent that the Petitioners moved the subject shed away from the alley beyond 15 feet. Consequently a note was sent to the Petitioners questioning if the variance requested was still needed. In correspondence dated September 21, 2005 the Petitioners requested the variance once again and provided additional information. They indicated that storm water crosses their property in the area where the shed is now located as damage to the shed and contents may occur. They submitted photographs of the

ORDER REC'D
Date 10-25-05
By Denise Zumwalt

alley which shows that it is a dirt trail and rarely used and the shed is compatible with other similar structures in the area. Finally they propose to amend their request to locate the shed 12 feet from the alley as shown in photograph # 7.

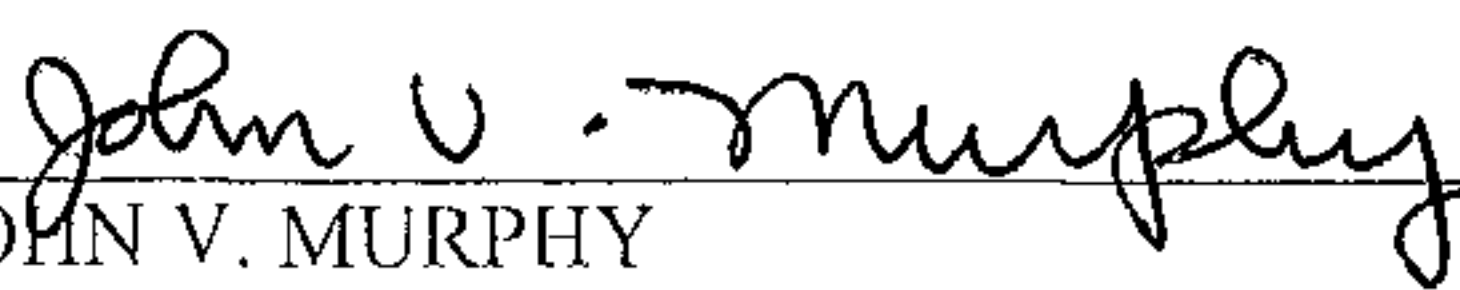
In this case, the Petitioners have filed the supporting affidavits and evidence as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general 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 Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the amended variance of 12 feet in lieu of the required 15 feet should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 25 day of October, 2005, that a variance from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed) to be located 12 feet from the centerline of an alley in lieu of the required 15 feet, be and is hereby GRANTED.

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:dlw

ORDER RECEIVED FOR FILING

Date 10-25-05

By Debra Wilson

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

October 31, 2005

Mr. Kurt Zumwalt
Mrs. Denise Zumwalt
16 Glyndon Avenue
Glyndon, Maryland 21071

Re: Petition for Administrative Variance
Case No. 05-389-A
Property: 16 Glyndon Avenue

Dear Mr. & Mrs. Zumwalt:

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, which appears to read "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson, MD 21286
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 #16 Glyndon Avenue
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) 400.2 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (SHED) TO BE LOCATED
7-FEET FROM THE CENTERLINE OF AN ALLEY IN LIEU OF THE
REQUIRED 15-FEET.

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):

Kurt Zumwalt

Name - Type or Print

Signature

Denise Zumwalt

Name - Type or Print

Denise Zumwalt

Signature

16 Glyndon Avenue 410 404-6815

Address

Telephone No.

Glyndon, MD 21071

City

State

Zip Code

Representative to be Contacted:

Site Pro Surveying, Inc.

Name

200 E. Joppa Road Room 101 410 828-9060

Address

Telephone No.

Towson MD 21286

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. 05-389-A

Reviewed By D.T. Date 2/2/05

Estimated Posting Date 2/13/05

RECEIVED 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

16 Glyndon Avenue
Address
Glyndon MD 21071
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 shed cannot be seen from Glyndon Avenue and only partially from Railroad Avenue. The pictures attached are taken from Railroad Avenue. The access alley that the shed sits next to is not a traditional road, but a "dirt access" alley with a gravel entrance off Railroad Avenue then transitioning to dirt. This dirt access (known locally as Hog Alley due to its use in the early 1900's) is rarely used by car traffic, and if so, then primarily to gain access to the rear of the houses on Chatsworth Avenue. My property shares a portion of Hog Alley and I am requesting a set back from the center of the alley of 7 feet. Historic Glyndon has a number of "dirt access alleys" and several structures located near these alleys seem to be within the 15 foot setback. The shed is designed to fit the historic look and feel of Glyndon.

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
Kurt Zumwalt
Name - Type or Print

[Signature]
Signature
Denise Zumwalt
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KURT + DENISE ZUMWALT
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 March 1, 2008

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.

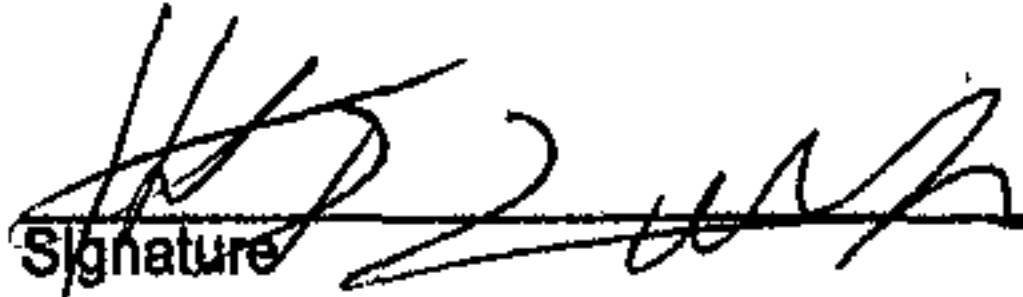
That the Affiant(s) does/do presently reside at

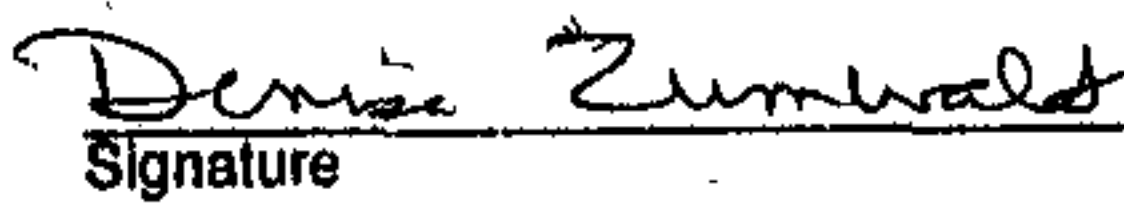
16 Glyndon Avenue
Address
Glyndon MD 21071
City State Zip Code

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The shed cannot be seen from Glyndon Avenue and only partially from Railroad Avenue. The pictures attached are taken from Railroad Avenue. The access alley that the shed sits next to is not a traditional road, but a "dirt access" alley with a gravel entrance off Railroad Avenue then transitioning to dirt. This dirt access (known locally as Hog Alley due to its use in the early 1900's) is rarely used by car traffic, and if so, then primarily to gain access to the rear of the houses on Chatsworth Avenue. My property shares a portion of Hog Alley and I am requesting a set back from the center of the alley of 7 feet. Historic Glyndon has a number of "dirt access alleys" and several structures located near these alleys seem to be within the 15 foot setback. The shed is designed to fit the historic look and feel of Glyndon.

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
Kurt Zumwalt
Name - Type or Print

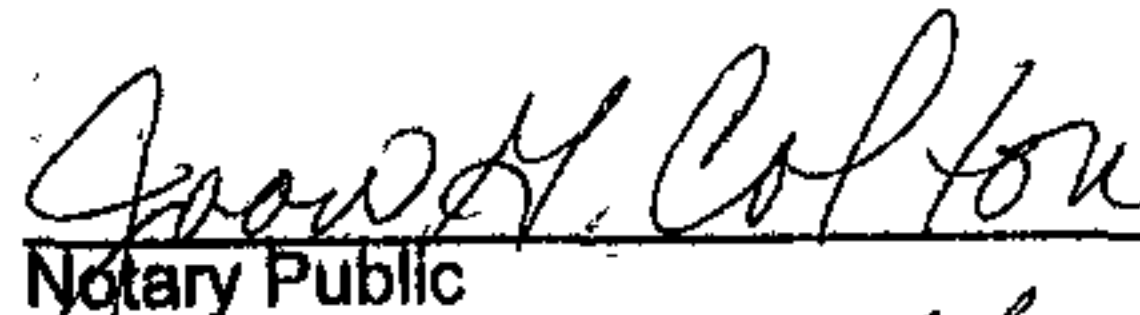

Signature
Denise Zumwalt
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KURT + DENISE ZUMWALT
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires March 1, 2008



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #16 Glyndon Avenue
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) 400.2 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (SHED) TO BE LOCATED
7- FEET FROM THE CENTERLINE OF AN ALLEY IN LIEU OF THE
REQUIRED 15- FEET.

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):

Kurt Zumwalt

Name - Type or Print

Signature

Denise Zumwalt

Name - Type or Print

Denise Zumwalt

Signature

16 Glyndon Avenue

410 404-6815

Address

Telephone No.

Glyndon, MD 21071

City

State

Zip Code

Representative to be Contacted:

Site Pate Surveying, Inc.

Name

200 E. Joppa Road

Room 101

410 828-9060

Address

Telephone No.

TOWSON, MD 21286

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 05-389-A day of May 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. 05-389-A

REV 10/25/01

Reviewed By DT.

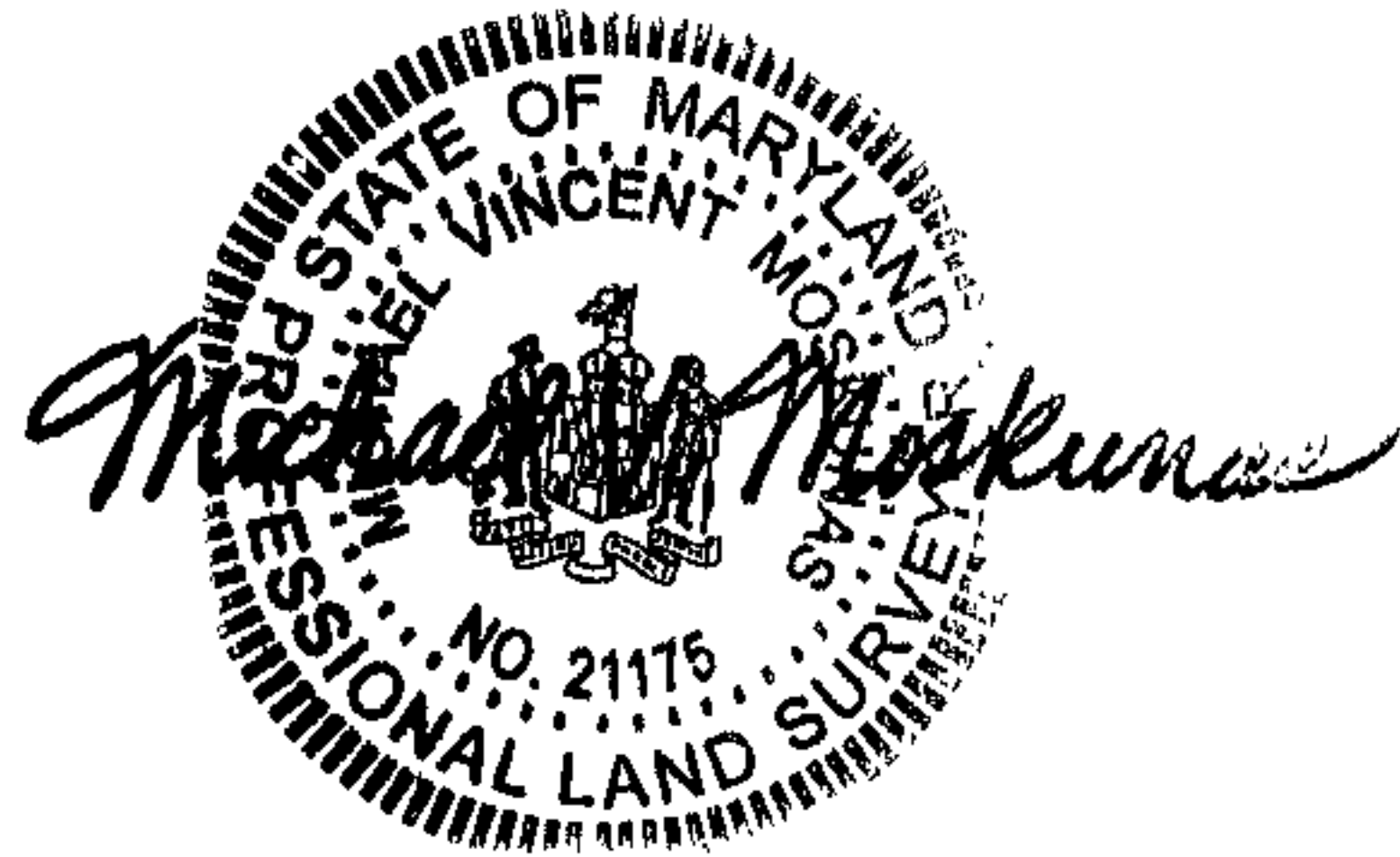
Date 2/2/05

Estimated Posting Date

2/13/05

**ZONING DESCRIPTION FOR
#16 GLYNDON AVENUE**

BEGINNING at a point on the northwest side of Glyndon Avenue which is 50' wide at the distance of 185 feet northeast of the centerline of Railroad Avenue which is 40 feet wide. As recorded in Deed Liber 9960/154 and running thence N46°56'25.5"W, 155.86 feet; thence S43°11'22"W, 43.00 feet; thence N44°33'38"W, 97.00 feet; thence N43°05'00"E, 118.98 feet; thence S46°56'21"E, 253.42 feet and thence S43°28'52"W, 80.06 feet to the PLACE OF BEGINNING, containing 0.556 acres, more or less. Also known as #16 Glyndon Avenue and located in the 4th Election District, 3rd Councilmanic District.



Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 East Joppa Road
Suite 101
Towson MD 21286
(410) 828-8060

05-389-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441437

DATE 05/21/05

ACCOUNT

0010066150

AMOUNT

\$ 165.00

RECEIVED FROM

KURT THOMPSON

FOR

ITEM # 089 05-089-P

14 GANNON AVE

D THOMPSON

AND RECEIPT

NOVEMBER 11, 2004

2004/2005 - 2005/2006 BUDGET

FOR THE YEAR ENDING 12/31/05

RECEIVED FROM 2005/2006

FOR THE YEAR ENDING 12/31/05

NOV. 11, 2004

NOV. 11, 2004

NOV. 11, 2004

Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-389-A

Petitioner/Developer: KURT ZUMWALT

Date of Hearing/ Closing: FEB. 28, 2005

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

Attention: Becky Hart

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 #116 GYNDOR AVE.

The sign(s) were posted on FEB. 12, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 05-289-A
AN ACCESSORY STRUCTURE
LOCATED 7 FEET FROM
THE LINE OF AN ALLEY IN LIEU
OF 15 FEET

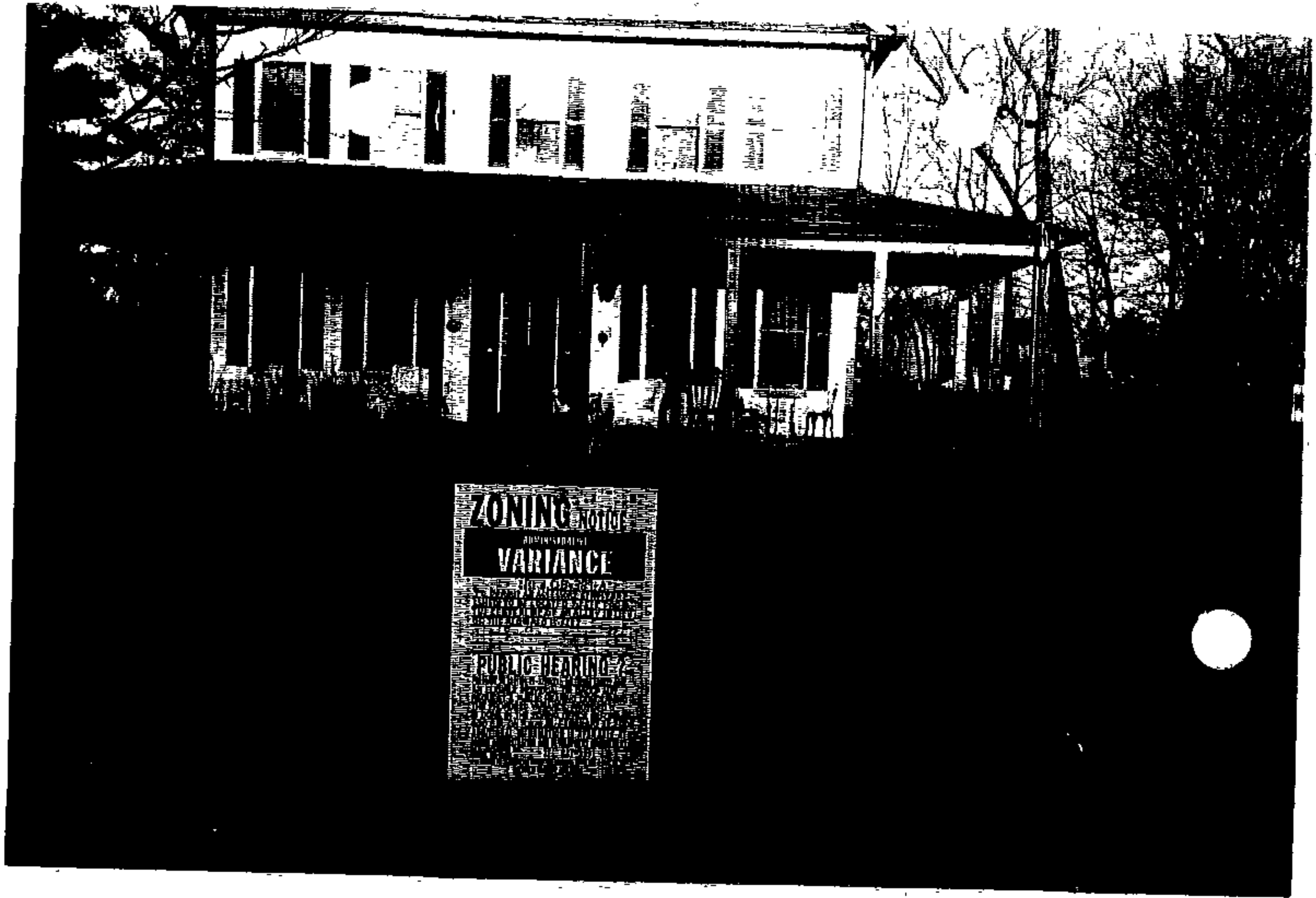
PUBLIC HEARING ?

SECTION 20-127(b)(1), BALTIMORE COUNTY CODE
ANY INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
A VARIANCE, PROVIDED IT
IS REQUESTED IN WRITING TO THE ZONING OFFICE BEFORE
FEBRUARY 21, 2005
FOR MORE INFORMATION, CONTACT THE ZONING OFFICE AT
BALTIMORE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT MANAGEMENT
711-377-3101

RECEIVED

FEB 14 2005

DEPT. OF PERMITS & DEVELOPMENT MANAGEMENT



ZONING VARIANCE
ADMINISTRATIVE
PUBLIC HEARING

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: 05-389-A

Petitioner: Kurt and Denise Zumwalt

Address or Location: 16 Glyndon Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kurt and Denise Zumwalt

Address: 16 Glyndon Avenue
Glyndon, MD 21071

Telephone Number: 410 404-6815

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 389 -A

Address 16 GLYNDON AVE.

Contact Person: DONNA THOMPSON

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/2/05

Posting Date: 2/13/05

Closing Date: 2/28/05

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 05- 389 -A

Address 16 GLYNDON AVE.

Petitioner's Name ZUMWALT

Telephone 410-404-6815

Posting Date: 2/13/05

Closing Date: 2/28/05

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (SHED) TO BE

LOCATED 7-FEET FROM THE CENTERLINE OF AN ALLEY IN LIEU OF
THE REQUIRED 15-FEET.

**Department of Permits
Development Management**

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



Baltimore County

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

February 28, 2005

Kurt Zumwalt
Denise Zumwalt
16 Glyndon Avenue
Glyndon, Maryland 21071

Dear Mr. and Mrs. Zumwalt:

RE: Case Number: 05-389-A, 16 Glyndon Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 2, 2005.

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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Site Rite Surveying, Inc. 200 East Joppa Road, Rm. 101 Towson 21286

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



Diary 6/24

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

June 1, 2005

Mr. & Mrs. Kurt Zumwalt
16 Glyndon Avenue
Glyndon, Maryland 21071

Re: Petition for Administrative Variance
Case No. 05-389-A
Property: 16 Glyndon Avenue

Dear Mr. & Mrs. Zumwalt:

It has been some time since I wrote the attached letter to you regarding your request for administrative variance. I have not heard from you in this regard. May I dismiss this case?

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj

c: Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, Md 21286

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



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

March 7, 2005

Mr. & Mrs. Kurt Zumwalt
16 Glyndon Avenue
Glyndon, Maryland 21071

Re: Petition for Administrative Variance
Case No. 05-389-A
Property: 16 Glyndon Avenue

Dear Mr. & Mrs. Zumwalt:

I was reviewing your request for an administrative variance for the location of a shed 7 ft. from an alley. I noticed the zoning violation case indicates that the "property owner relocated the shed so it does comply with the setback". If this is the case, there would be no hardship or practical difficulty to comply with the regulations and I could not grant a variance.

Is there anything else you want to tell me about this matter? If so, please reply in writing at your convenience.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj

c: Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, Md 21286

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

February 14, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 22, 2005

Item No.: 379, 380-392, 394

380

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.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 2.11.05

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

RE: Baltimore County
Item No. 389 DT

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
Engineering Access Permits Division

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: February 23, 2005

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 389
Legal Owner/Petitioner Zumwalt, Kurt & Denise
Contract Purchaser: N/A
Property Address: 16 Glyndon Ave
Location Description: N/W side Glyndon Ave 185' N/E of centerline
Railroad Ave

VIOLATION INFORMATION: Case No. 04-8565
Defendants: Zumwalt, Kurt & Denise

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | | |
|--------------------------|-----|---|
| ☐ | 1. | Complaint letter/memo/email/fax (if applicable) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| ☐ | 4. | State Tax Parcel Map (if applicable) |
| ☐ | 5. | MVA Registration printout (if applicable) |
| ☐ | 6. | Deed (if applicable) |
| ☐ | 7. | Lease-Residential or Commercial (if applicable) |
| X | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Code Violation Notice |
| ☐ | 10. | Citation and Proof of Service (if applicable) |
| ☐ | 11. | Certified Mail Receipt (if applicable) |
| ☐ | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| ☐ | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| ☐ | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/jg
C: Code Enforcement Officer



Code Enforcement - Daily Worksh

Inspector -

GARLAND, J

Area Case # Location Apt Zip Date Rec Reinsp Dt
 017 04-8565 16 GLYNDON AVE 21071 9/29/2004 11/18/2004

Tax Acct #: 2200015876

Owner:

Complainant Name: (Last) ANONYMOUS (First)

Addr:

Str # Dir Street Name Type Apt

City

ST Zip

Phone: (Home)

(Work)

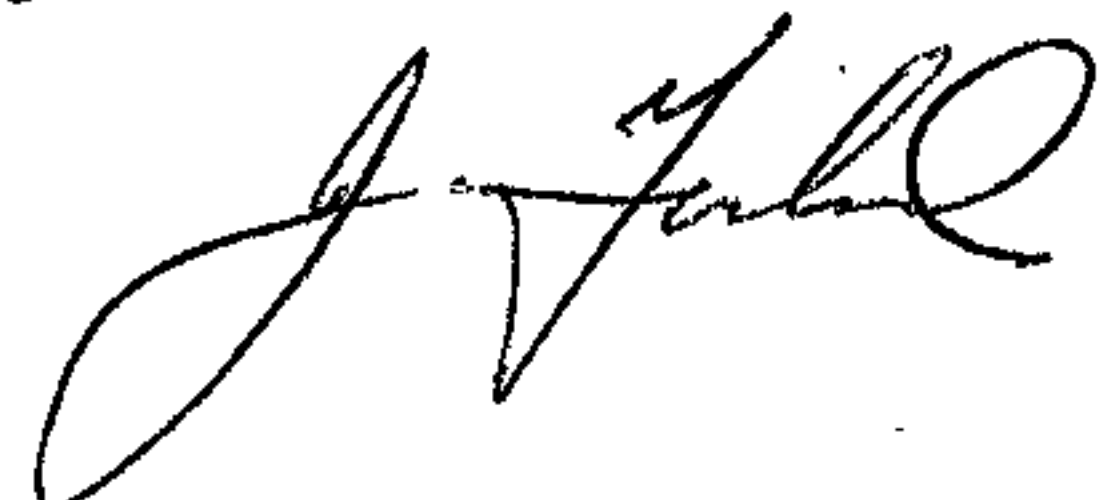
Problem: SHED IN REAR OF PROP. W/O PERMIT. TOO CLOSE TO ALLEY

Notes:

04-8565 9/30/04 ON SITE INSP ISSUED CORR. NOTICE TO FILE FOR
 PERMIT TO CONSTRUCT 12'X14' ACCESSORY BLDG AT REAR OF PROPE
 RTY. POSSIBLE REAR SETBACK ENCROCHMENT ON ALLEY ACCESS. P/U
 10/10/04 J.GARLAND/NS*** 10/12/04
 SPOKE W/MR.ZUMWALT. STATES HE HAS A MEETING W/ZONING ON 11/
 1/04 TO APPLY FOR VARIANCE. P/U 11/18/04 J.GARLAND/NS***

11.19.04 - on site Inspection - See Bldg. Permit
 # B574071 - Requires 15' rear setback -
 Property owner has relocated shed so it
 does comply w/ setback - Permit Finalized
 CASE CLOSED

P/U Date		Closed Date		Gary F to update	
Anonymous Complaint	Complainant Updated	Updated by voice message	Unable to update	Update not necessary	
Executive office Complaint	Yes	No	If Yes is Executive memo attached?	Yes	No




ENFORCEMENT REPORT

DATE: 9/28/04 INTAKE BY: Hopkins, K CASE #: 04-8565 INSPEC: _____

COMPLAINT
LOCATION: 16 Glynndon Ave

ZIP CODE: _____ DIST: 4

COMPLAINANT
NAME: Anonymous PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: 20' shed in rear of prop. w/o permit, too close to alley

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT
INFORMATION: _____

TAX ACCOUNT #: 2200 015876 ZONING: _____

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

DATE: 09/29/2004

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:03:08

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
22 00 015876	04	1-0	04-00	H	NO		06/15/04

ZUMWALT KURT

DESC-1.. IMPS.556 AC

ZUMWALT DENISE

DESC-2.. DR CHAS LEAS

16 GLYNDON AV

PREMISE. 00016 GLYNDON

AVE

00000-0000

GLYNDON

MD 21071-0000 FORMER OWNER: HOOD COLLEGE OF FREDERICK

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	41,050	59,050		FCV	ASSESS	ASSESS
IMPV:	222,520	237,550	TOTAL..	274,580	274,580	263,570
TOTL:	263,570	296,600	PREF...	0	0	0
PREF:	0	0	CURT...	274,580	274,580	263,570
CURT:	263,570	296,600	EXEMPT.		0	0

----- TAXABLE BASIS ----- FM DATE

ASSESS: 274,580 11/22/03

ASSESS: 263,570

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 04-8565	Property No. 22-00-015876	Zoning R-1
-------------------------------------	-------------------------------------	----------------------

Name(s): **Denise & Kurt Zumwalt**

Address: **16 Glyndon Ave**

Violation Location: **SHED**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

I.E.C. 2000

410-887-404-6815

SECTION 105

**MUST FILE FOR PERMIT TO
CONSTRUCT ACCESSORY STRUCTURE
APPROX 12'x14' @ REAR
OF PROPERTY-**

**Possible REAR setback
encroachment-**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 10-10-04	Date Issued: 9-30-04
----------------------------------	--------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: **JAMES GARLAND**

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR:

AGENCY

TIME: 06:51:02
DATE: 02/17/2005

AUTOMATED PERMIT TRACKING SYSTEM
GENERAL PERMIT APPLICATION DATA

PANEL BP1003M
LAST UPDATE 10/28/2004
MXR 08:53:53

PERMIT #: B574071 PROPERTY ADDRESS
RECEIPT #: A508468 16 GLYNDON AVE
CONTROL #: MR SUBDIV: DR CHAS LEAS
XREF #: B574071 TAX ACCOUNT #: 2200015876 DISTRICT/PRECINCT 04 08

OWNERS INFORMATION (LAST, FIRST)
FEE: 65.00 NAME: ZUMWALT KURT & DENISE
PAID: 65.00 ADDR: 16 GLYNDON AVE, GLYNDON, MD 21071
PAID BY: APPLICANT

DATES APPLICANT INFORMATION
APPLIED: 10/28/2004 NAME: KURT ZUMWALT
ISSUED: 10/28/2004 COMPANY:
OCCPNY: ADDR1: 16 GLYNDON AVE,
ADDR2: GLYNDON, MD 21071

INSPECTOR: 04R PHONE #: 410-833-8825 LICENSE #:
NOTES: TLM/MR

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1004M
TIME: 06:51:12 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/28/2004
DATE: 02/17/2005 BUILDING DETAIL 1 MXR 08:56:36

PERMIT # B574071 DRC#
PLANS: CONST 0 PLOT 1 PLAT 0 DATA 0 EL 2 PL 2
TENANT
BUILDING CODE: CONTR: OWNER
IMPRV 1 ENGR:
USE 07 SHED SELLR:

FOUNDATION BASE WORK: CONST, DETACHED SHED ON REAR PROPERTY OF EX. SFD,
12X14X11=168SF, ACCESSORY STRUCTURE LETTER
CONSTRUC FUEL SEWAGE WATER ATTACHED, CITATION 04-8565,
1E 1E

CENTRAL AIR
ESTIMATED COST
2,400.00 PROPOSED USE: SFD AND SHED
OWNERSHIP: 1 EXISTING USE: SFD
RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1005M
TIME: 06:51:22 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/28/2004
DATE: 02/17/2005 BUILDING DETAIL 2 MXR 08:56:36

PERMIT #: B574071 BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR: 168SF SIZE: 24226SF
WIDTH: 14 FRONT STREET:
DEPTH: 12 SIDE STREET:
HEIGHT: 11 FRONT SETB: NC
STORIES: 1 SIDE SETB: 18/87
LOT NOS: 2 SIDE STR SETB:
CORNER LOT: REAR SETB: 15

ZONING INFORMATION ASSESSMENTS
DISTRICT: BLOCK: LAND: 0059050.00
PETITION: SECTION: IMPROVEMENTS: 0237550.00
DATE: 1 TRFR: 000 TOTAL ASS.:

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No.

05-389-A

Date Completed/Initials

2-2-05

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

2/28/05

3/4/05

**Kurt and Denise Zumwalt
P.O. Box 215
16 Glyndon Avenue
Glyndon, MD 21071
410.833.8825**

RECEIVED

SEP 23 2005

ZONING COMMISSIONER

September 21, 2005

John V. Murphy
Deputy Zoning Commissioner
Baltimore County
Suite 405, County Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Petition for Administrative Variance Response

Dear Mr. Murphy,

I am responding to your letter dated March 7, 2005 denying my administrative variance request.

I ask your reconsideration of my request and further ask you to take into account the following additional information in your decision:

1. As you indicated in your letter, I was able to move the shed from its original location after being served a citation to either move the shed or face a hefty fine. The shed was located 9 ft from the center of the alley, as I was unaware of the 15 ft set-back requirement. After a year and a half in that location, it was with great effort that I moved the shed and built temporary supports with the expectation of moving back to the variance request. A stone wall was built around the shed in it's original location, 9 feet from the center of the alley.
2. I have assurance from the neighbor who lives closest to the shed that he agrees to my administrative request. If it would be of assistance in confirming my request, I would be happy to ask for a formal letter stating those facts. If it would be helpful as well, I could ask for feedback from each of the other neighbors that back to Hog Alley.
3. No storm drain systems exist in Glyndon. I would like to keep the shed as far away from the water run-off of Central Avenue and Hog Alley as possible. The water drainage from Central Avenue and the properties located to the northeast and northwest flows directly through the backyard of my property (see photo #6 – and this represents a normal rainfall). The amount of water running through my backyard limits it's use
4. The shed was located for over a year and a half at 9 ft from center of the alley with no complaints, until the stone wall was built, and has had no impact on traffic.
5. Hog Alley is just that--an alley that is only a dirt access and rarely used. And in many places on Hog Alley, it is blocked by trees, bushes and other material thrown onto the alley.

6. Approximately three feet of the alley is located on the edge of my property.
7. Would there be a potential to reach an agreement for less than the 15 feet set back vs the 7 feet I have requested?

Enclosed you will find (7) photos of Hog Alley along with positions and descriptions below:

Photo #1 – View of entrance to Hog Alley looking southwest from shed. Bushes on left are 5 ft. from center of alley. On right side of alley, bushes and fence (unseen) are 8 ft from center of alley.

Photo #2 – View looking northeast from entrance of Hog Alley shows tree at left is 8 ft of center of alley.

Photo #3 – View looking northeast from entrance of Hog Alley shows tree at right is 10.5 ft of center of alley.

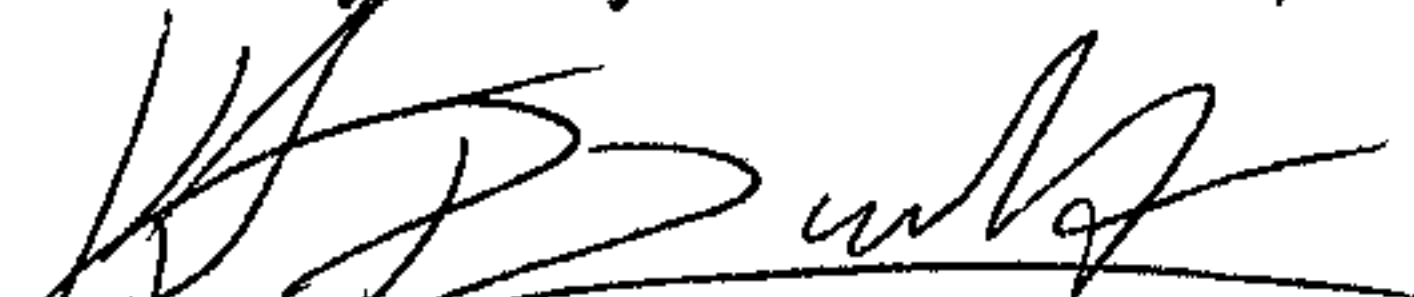
Photo #4 – View looking from entrance of Hog Alley showing fence on left within 8 ft and tree 7 ft of center of alley.

Photo #5 – View looking from entrance of Hog Alley shows debris, trees and another shed 7 ft from center of alley.

Photo #6 – View looking west from house shows water drainage from Central Avenue and Hog Alley. Hog alley runs parallel to top of picture. I am unable to redirect the water flow and because of the drainage problem, this does not leave much of my property usable.

Photo #7 – View looking northeast from Hog Alley showing placement of shed. Orange pole is placed 12 ft from center of alley which is on the far side of tree shown in background. Considering all the trees and other structures near Hog Alley, would 12 ft be an acceptable distance for placement of shed?

Thank you for your consideration,



Kurt D. Zumwalt

SCHEDULE B

(301) 233-7744

A. L. Snyder
Surveyor
 1911 Hammer Pike
 Hampstead, Maryland 21074

Certificate of Survey

(301) 233-5791

Lot 2

April 12, 1991

all that lot of ground, situate, lying and being on the northwest side of Glyndon Avenue, in the Fourth Election District of Baltimore County, Maryland, with all courses referred to the meridian as established by the Baltimore County Metropolitan District and described as follows:

Beginning for the same at a steel pin set in the north-west right-of-way line of Glyndon Avenue as now established and in the second or N 37° 15' W 160.9 feet line of that lot which was conveyed by Rosamond E. Smith to Donald H. Wilson and Marjorie M. Wilson, his wife, by deed dated October 4, 1954 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. 2567 folio 571 etc., distant N 46° 56' 25" W 5.00 feet from an iron pipe heretofore set at the beginning thereof, thence running with and binding on the said second line and binding on the fourth or N 36° 55' W 160.9 feet line of that lot of ground which was conveyed by Rosamond E. Smith to Edwin L. Molesworth and Esther M. Molesworth, his wife, by deed dated March 23, 1954 and recorded among the said Land Records in Liber G.L.B. 2452 folio 497 etc.

1.) N 46° 56' 25.5" W 155.865 feet to an iron pipe heretofore set, thence running with and binding on the fourth, fifth and part of the sixth lines of that lot or parcel of land which was conveyed by Jean C. Wilcox to Donald H. Wilson and Marjorie M. Wilson, his wife, dated April 26, 1957 and recorded among the aforementioned Land

(2)

Records in Liber G.L.B. 3146 folio 019 etc., the following three courses and distances

2.) S 43° 11' 22" W 43.00 feet to a steel pin set, thence

3.) N 44° 33' 38" W 97.00 feet to a steel pin set in the centerline of an alley, thence with the alley, in or near the centerline thereof

4.) N 43° 05' 00" E 118.98 feet to a steel pin set in the centerline of the alley, thence for a line of division now made through the last mentioned lot and through that lot of ground which was conveyed by Rosamond E. Smith to Donald H. Wilson and Marjorie M. Wilson, his wife, dated June 26, 1946 and recorded among the said Land Records in Liber R.J.S. 1480 folio 23 etc.

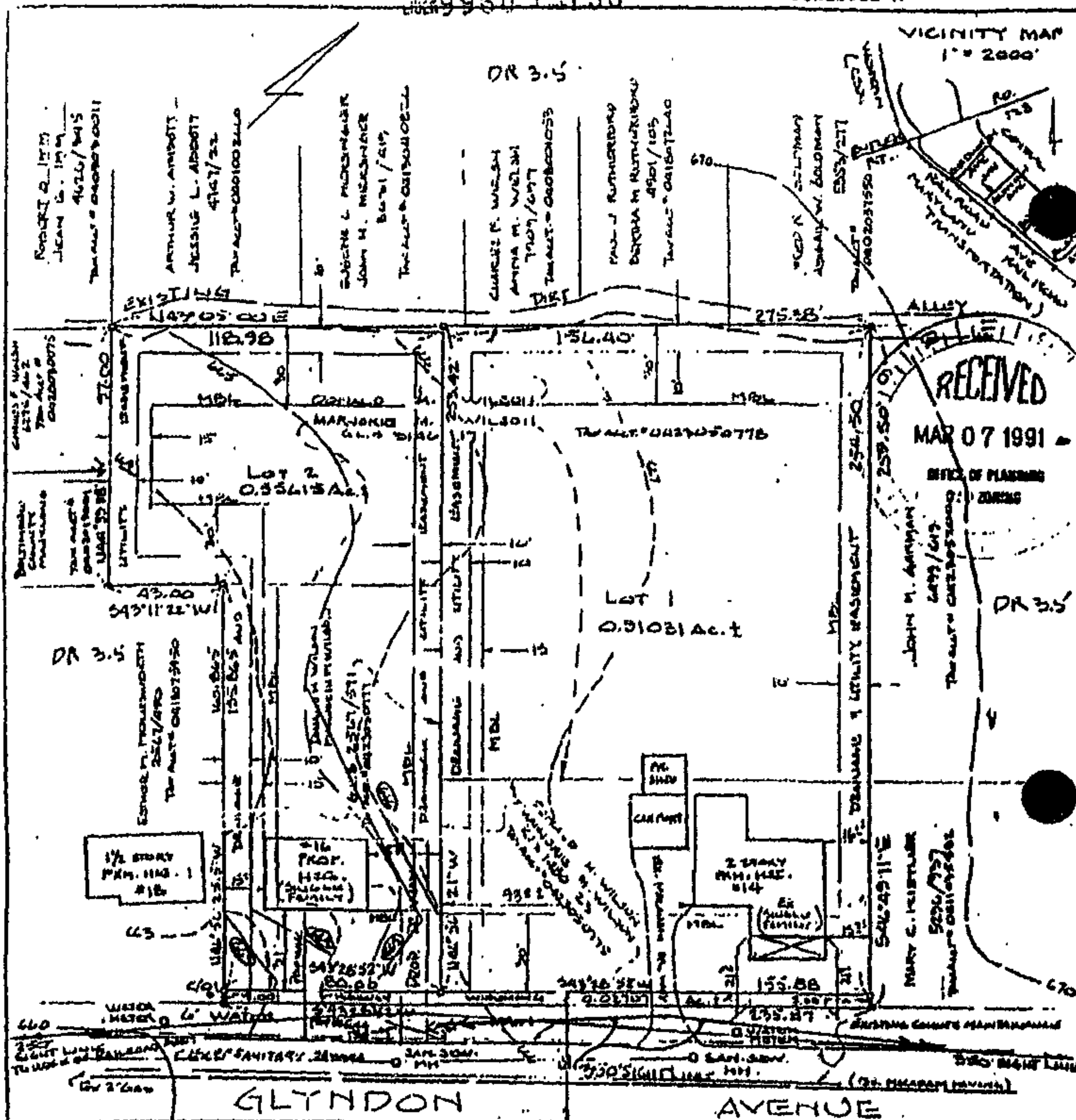
5.) S 46° 56' 21" E 253.42 feet to a steel pin set in the aforementioned northwest right-of-way line of Glyndon Avenue, thence running with and binding on the said right-of-way line

6.) S 43° 28' 52" W 80.00 feet to the place of beginning

Containing 0.55615 Acres of land more or less.

Being all of that lot of ground which was conveyed by Rosamond E. Smith to Donald H. Wilson and Marjorie M. Wilson, his wife, by deed dated October 4, 1954 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. 2567 folio 571 etc.

And being also a part of that lot of ground which was conveyed by Jean C. Wilcox to Donald H. Wilson and Marjorie M. Wilson, his wife, by deed dated April 26, 1957 and recorded among the said Land Records in Liber G.L.B. 3146 folio 017 etc.



GENERAL NOTES:

1. CURRENT TITLE MEMORANDUMS:
DONALD H. WILSON MARYDORIS H. WILSON A.D. 2517 (FOLIO 57), E.D. 1480 FOLIO 29
A.D. 3144 FOLIO 17, A.D. 3144 FOLIO 19
2. CURRENT ZONING: PD D.5
3. SOILS MAP: MO. 2a SOIL TYPE C1B
4. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY TOPO MAP NEW 17J (100 SCALE)
5. TOTAL AREA: 1.4955 AC.±
6. NET AREA: 1.4664 AC.±
7. DENSITY: NO. OF LOTS 11 (1.4664 ÷ 1.1520), NO. OF LOTS PER AC. 12 (1.4955 ÷ 1.1355)
THIS PROPERTY AS DONATED AND THE PLANS HAS BEEN DONATED SINCE THE
INVESTMENT OF LANDS SINCE APRIL 24, 1957, AND THAT UP TO THE END OF THE
PERIOD THE DONOR HAS BEEN RESPONSIBLE TO SUPPORT, MAINTAIN, OR AMEND THE DONOR'S
E. THERE ARE NO UNDEVELOPED LOTS OR LOTS WITHIN THE DONOR'S
9. THERE ARE NO WELLS OR SEPTICS WITHIN 100' OF THE
10. SUBDIVISION: 67
11. WATERSHED: BRYNNING FALLS (427) A. 100' 100' 100'
12. THE AREA BETWEEN THE SIGNIFICANT LINE AND THE WELLS OR SEPTICS MUST BE
CLASSIFIED AND MUST BE OF A SUFFICIENTLY
OWNER: DONALD H. WILSON
14 GETHYDOR AVENUE P.O. BOX 50
GETHYDOR, MD. 21071
TAX AC. NOS. 0423060775,
0423060777, 0423060778 ...
- APPROVED FOR THE
DEPARTMENT OF
PROTECTION AND
POLLUTION

Note: This property is within the Gambel National Monument National District and the National-Designated Area and is within the National District.



APPROVED FOR BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCES MANAGEMENT

PLAN FOR THE SUBDIVISION OF
THE DONALD H. WILSON PROPERTY

4TH GUERREION DISTRICT

SCALE: 1" = 50'

COUNCILMANIC DISTRICT: 5

BALTIMORE COUNTY, MARYLAND

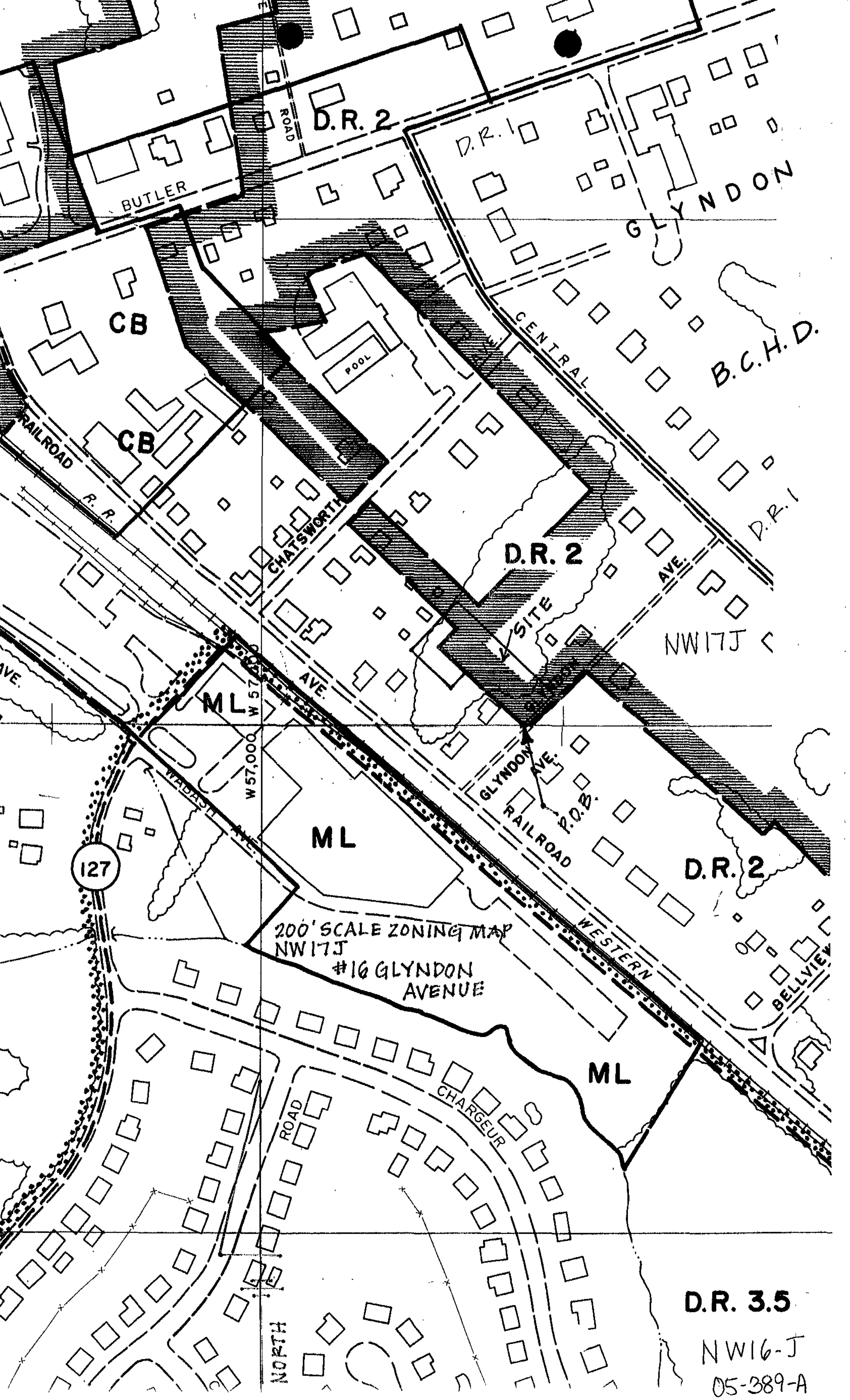
DATE: OCTOBER 19, 1990

CURIOUS TRACT: 4044.01

A.L.SNYDER
SURVEYOR

1911 HANOVER PIKE
HAMPSTEAD MD. 21074
(201) 239-7744

JOB NO. 94067



D.R. 2

BUTLER

D.R. 1

GLYNDON

B.C.H.D.

CB

CB

RAILROAD

P.R.

CHATSWORTH

D.R. 2

SITE

NW17J

ML

W 57,000

ML

GLYNDON
RAILROAD

P.O.B.

D.R. 2

127

200' SCALE ZONING MAP
NW17J
#16 GLYNDON
AVENUE

ML

NORTH

CHARGEUR

D.R. 3.5

NW16-J

05-389-A

1-4070 #1



PHOTO #2



PHOTO #3

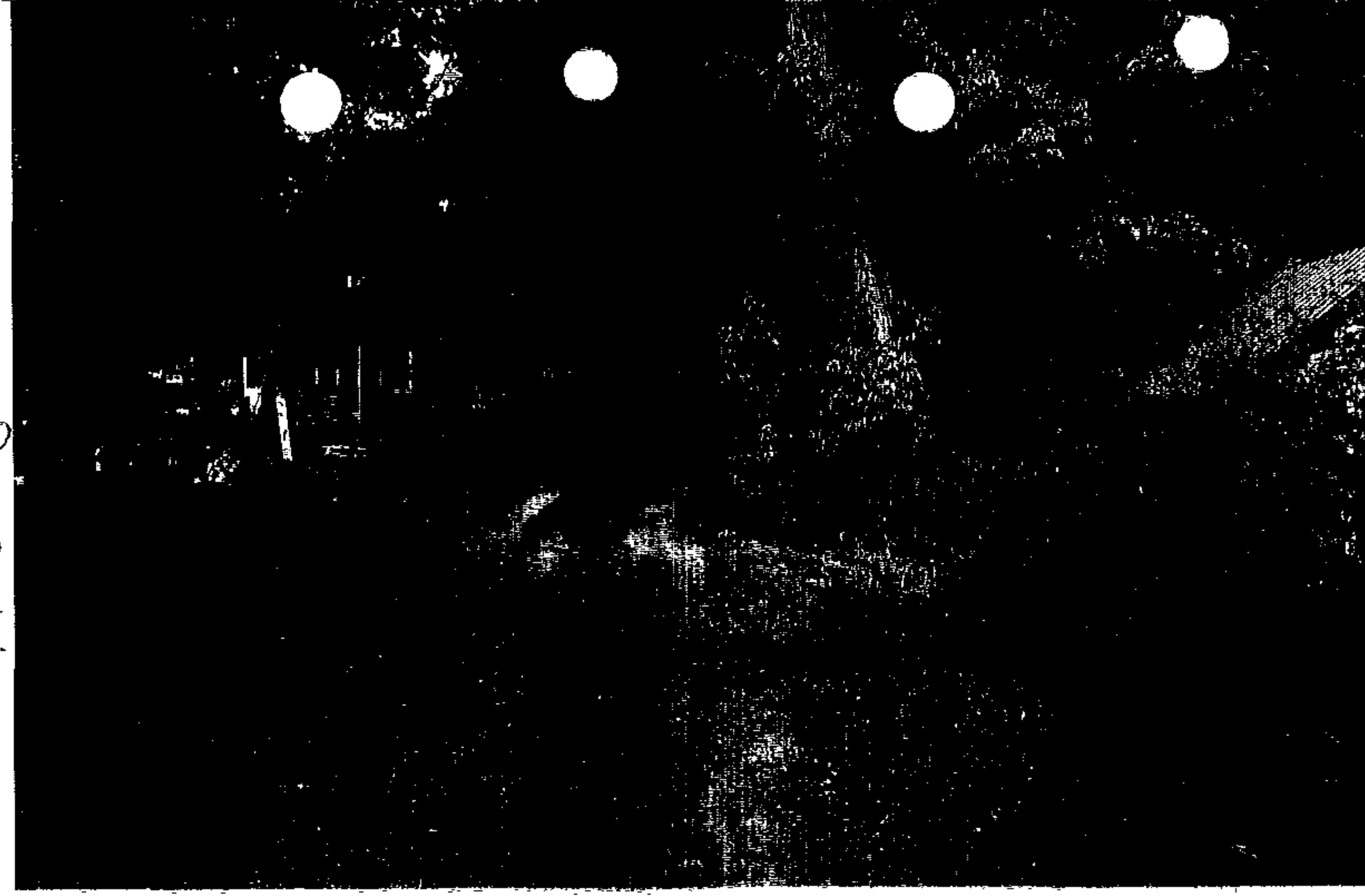


PHOTO #4

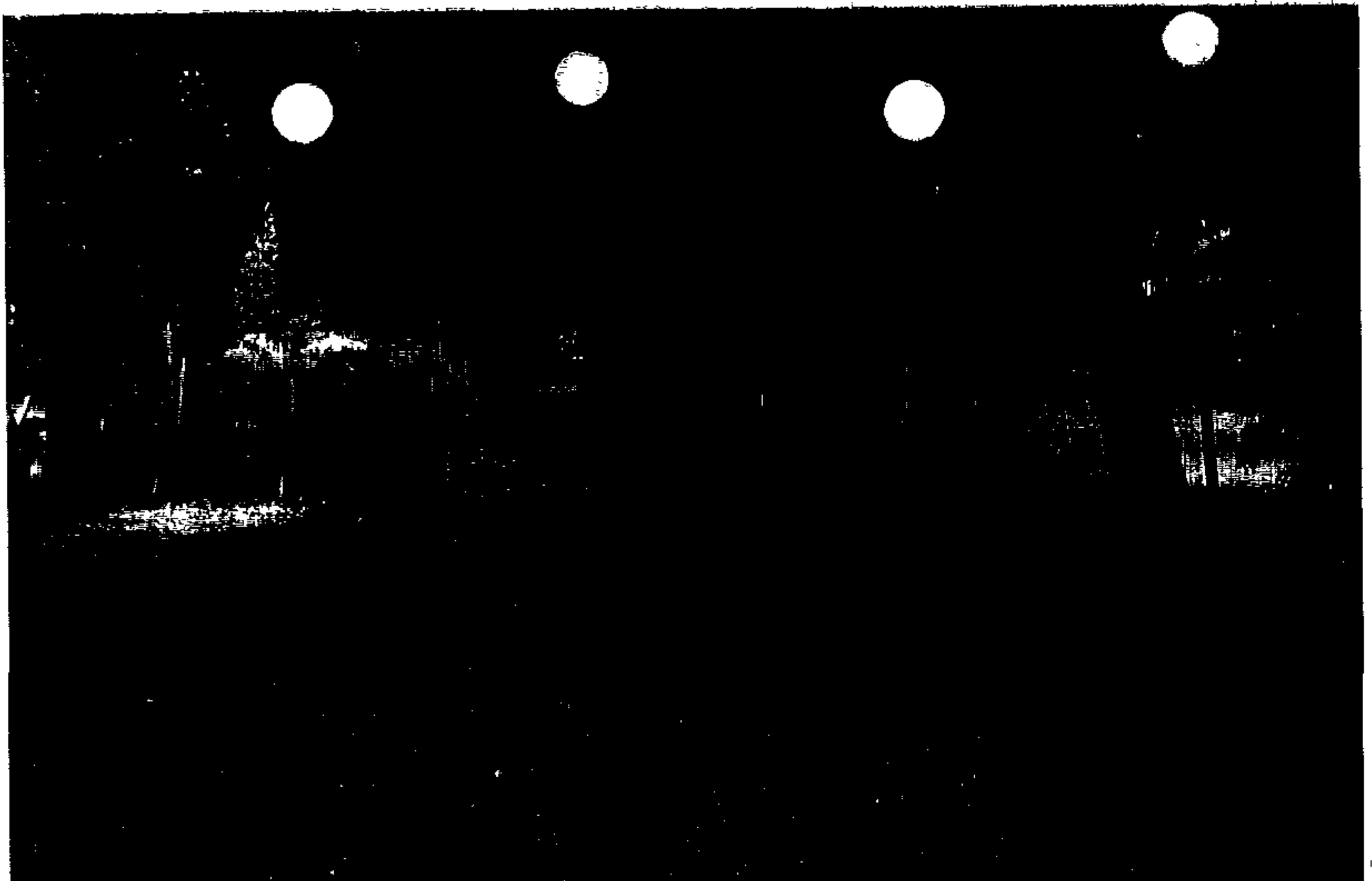
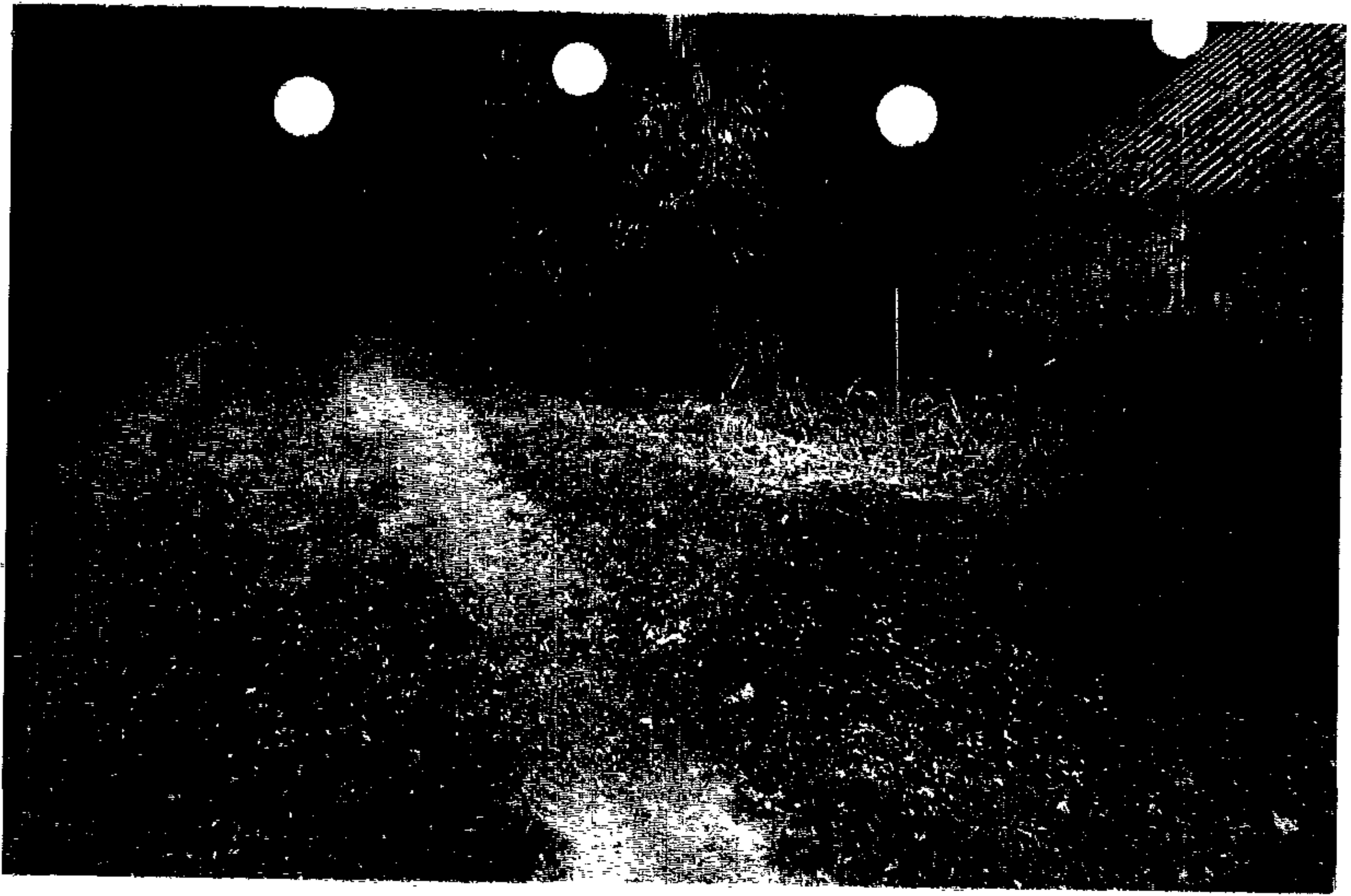


PHOTO #5

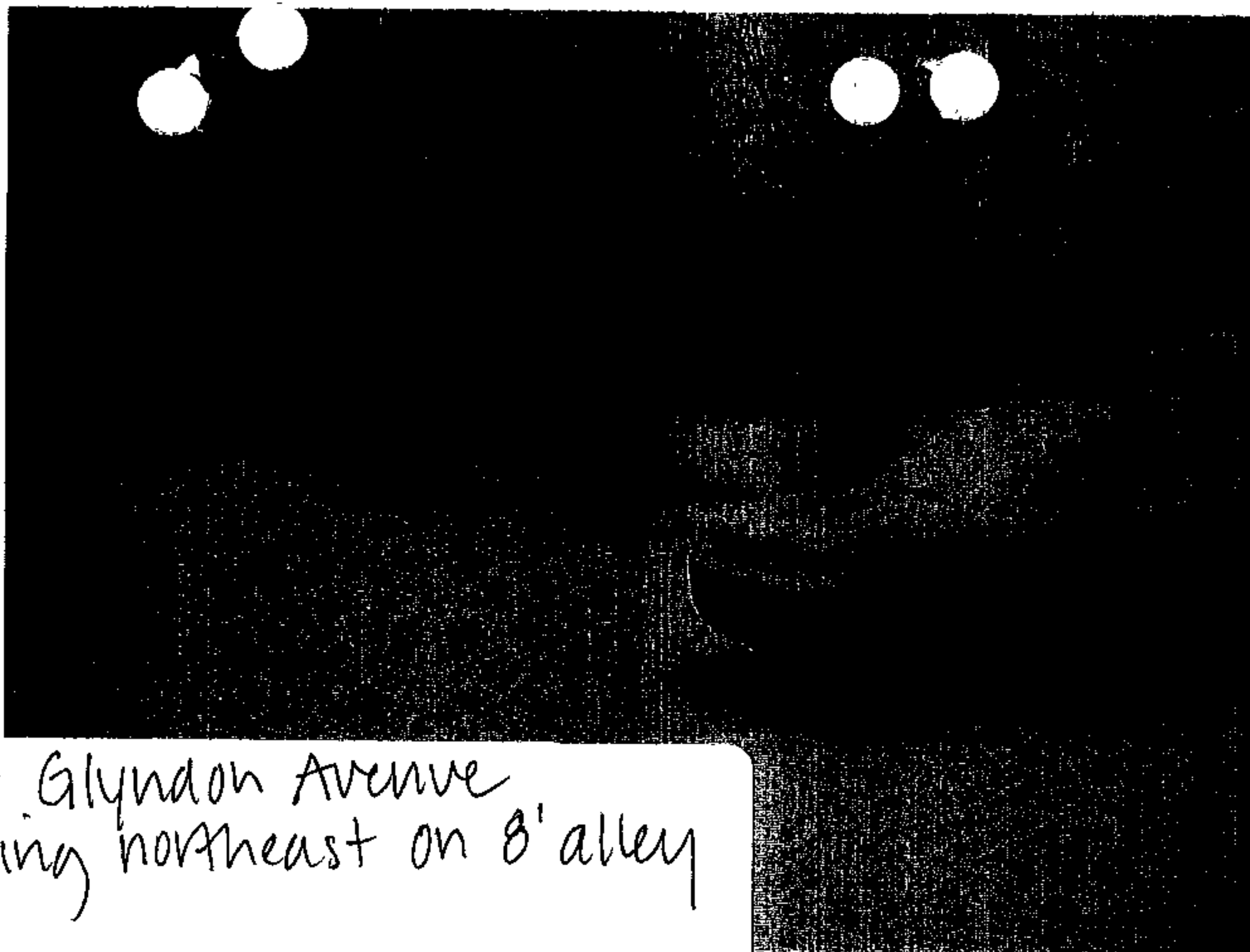


PHOTO #6

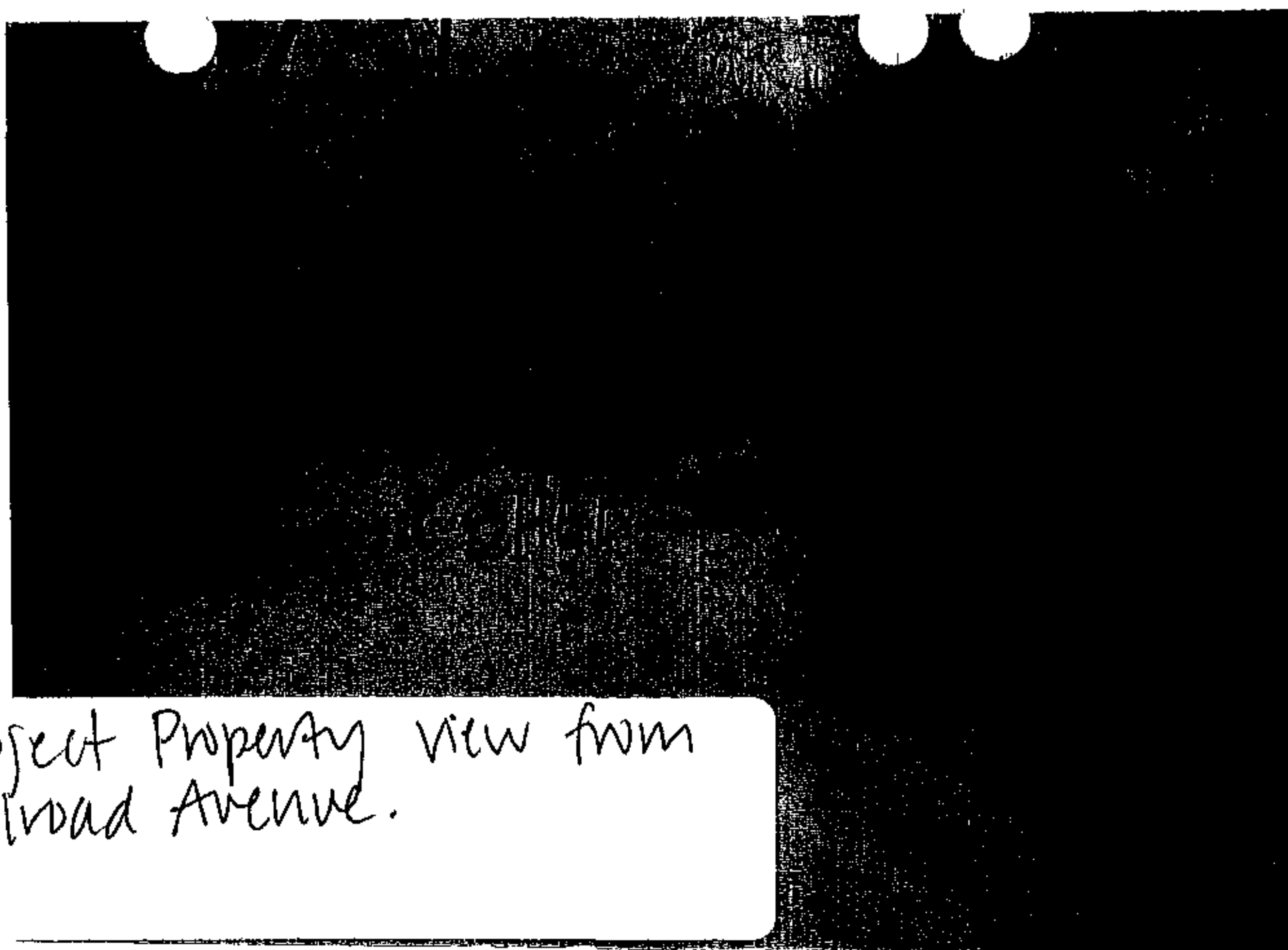
Photo #1



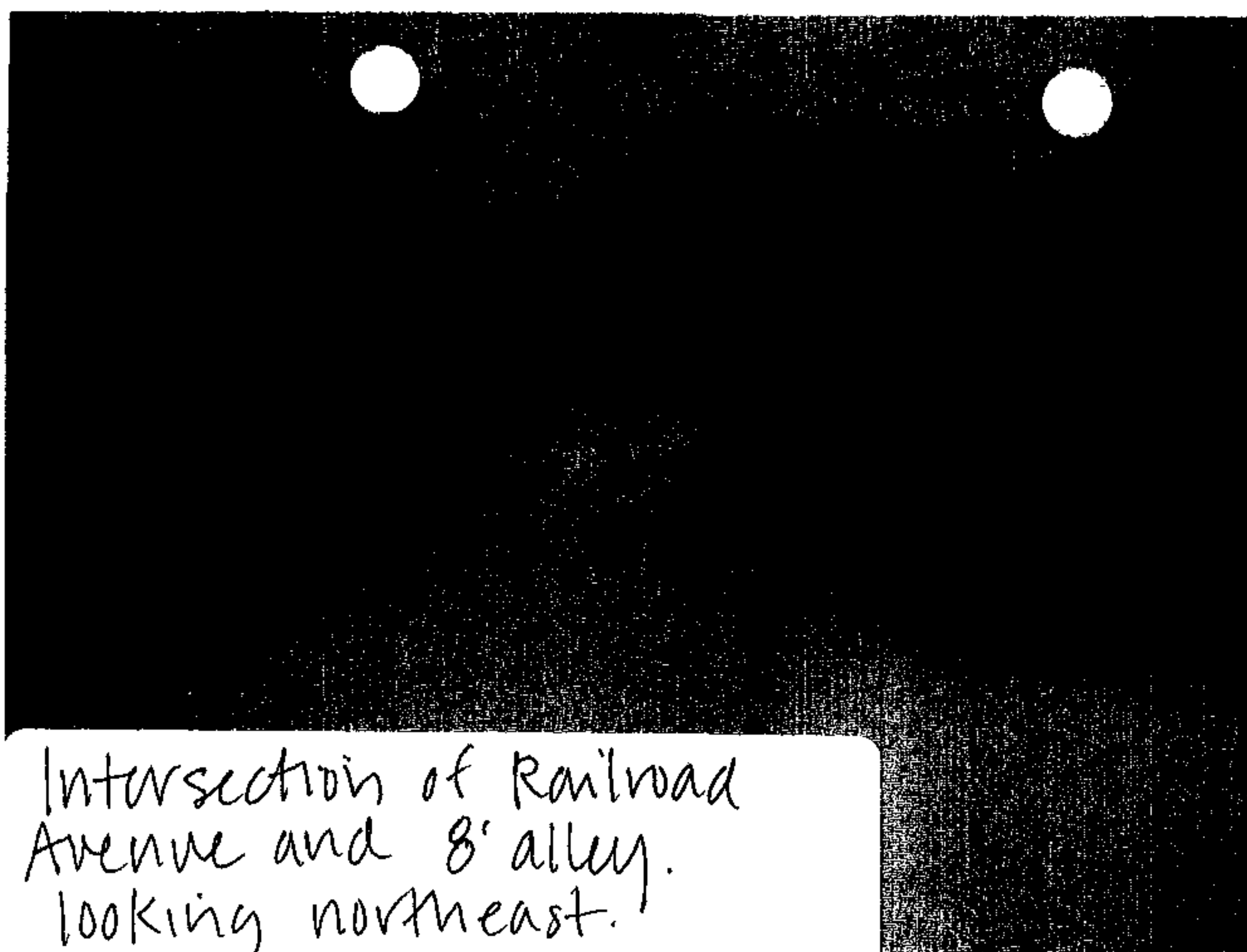
05-389-A



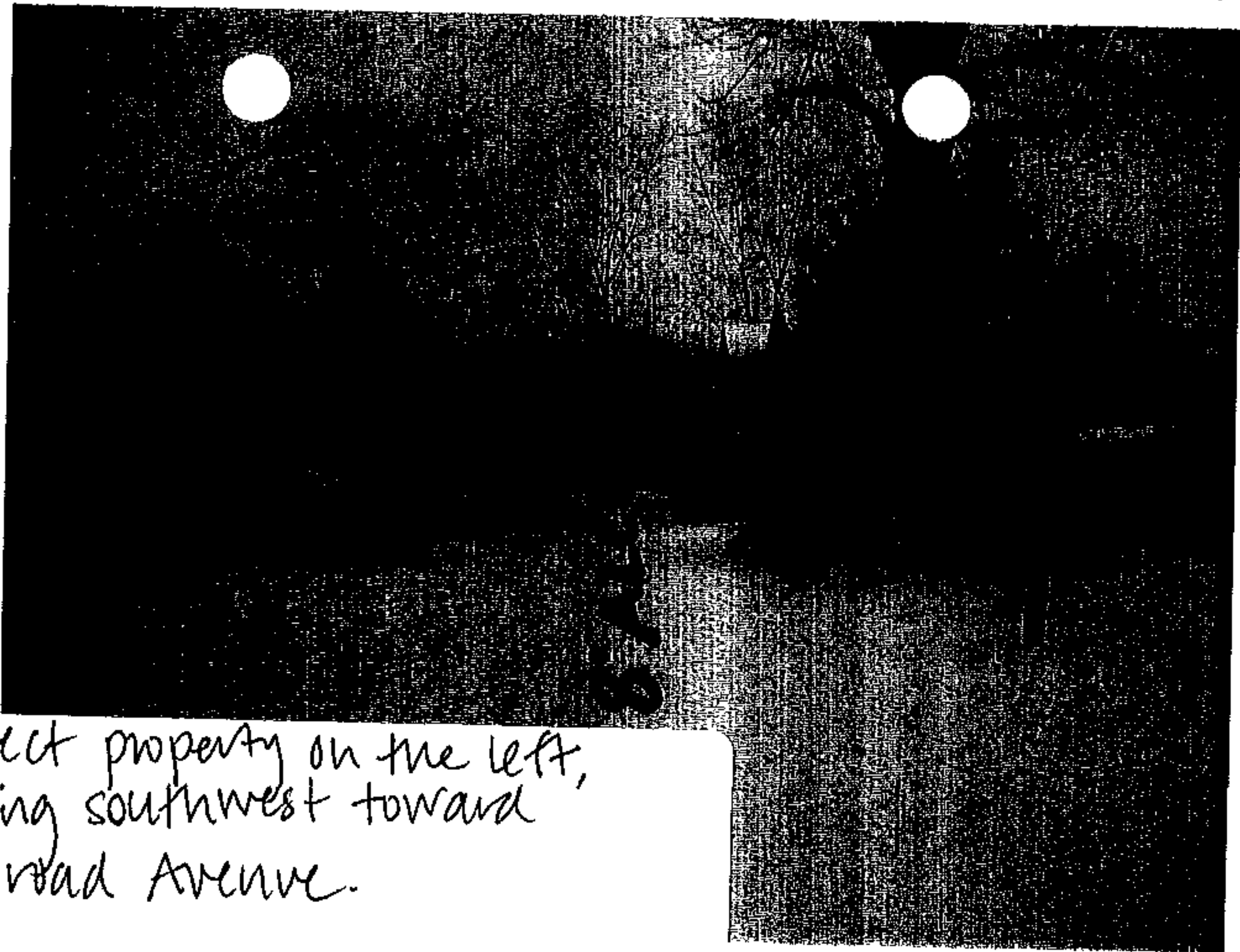
#16 Glyndon Avenue
looking northeast on 8' alley



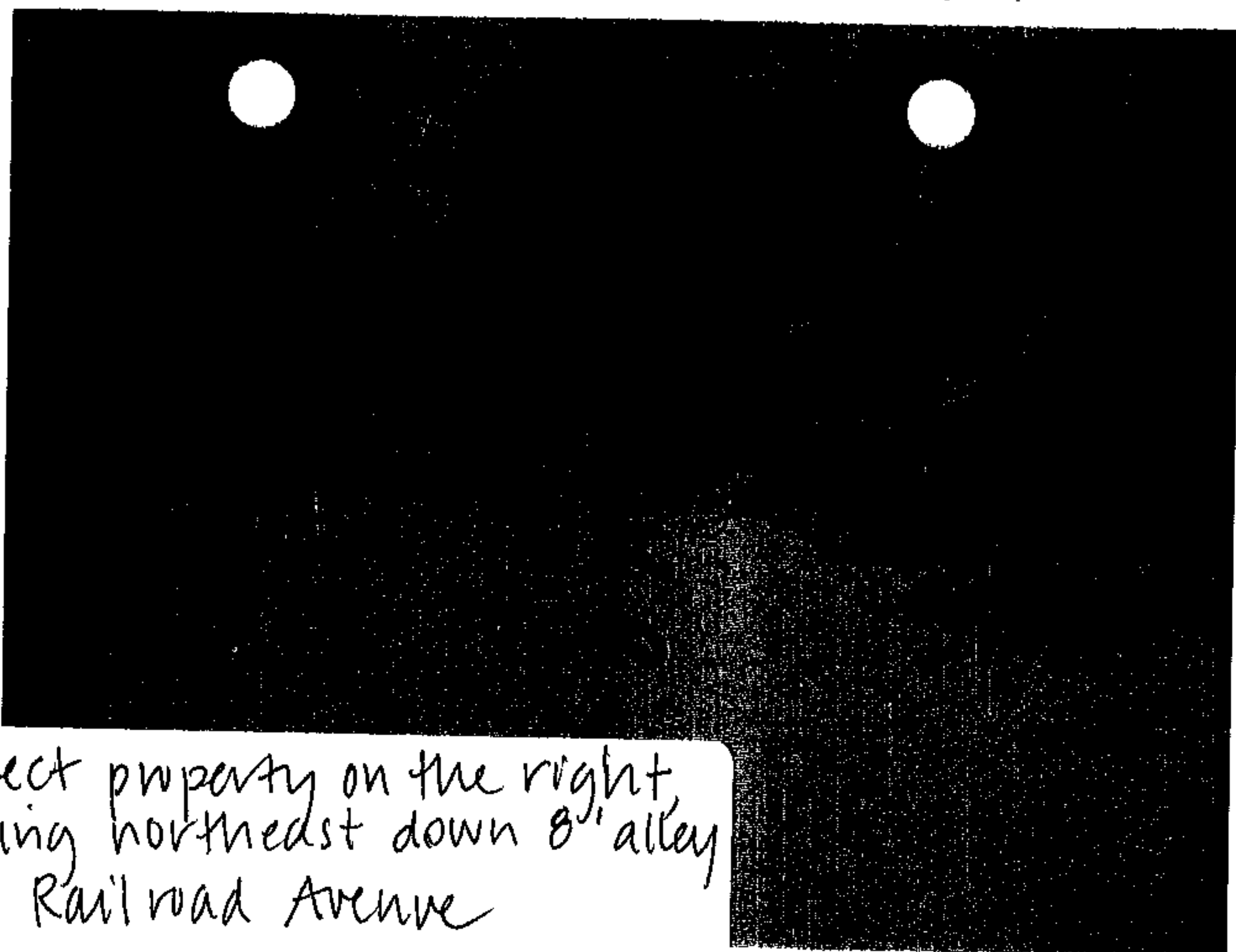
Subject Property view from
Railroad Avenue.



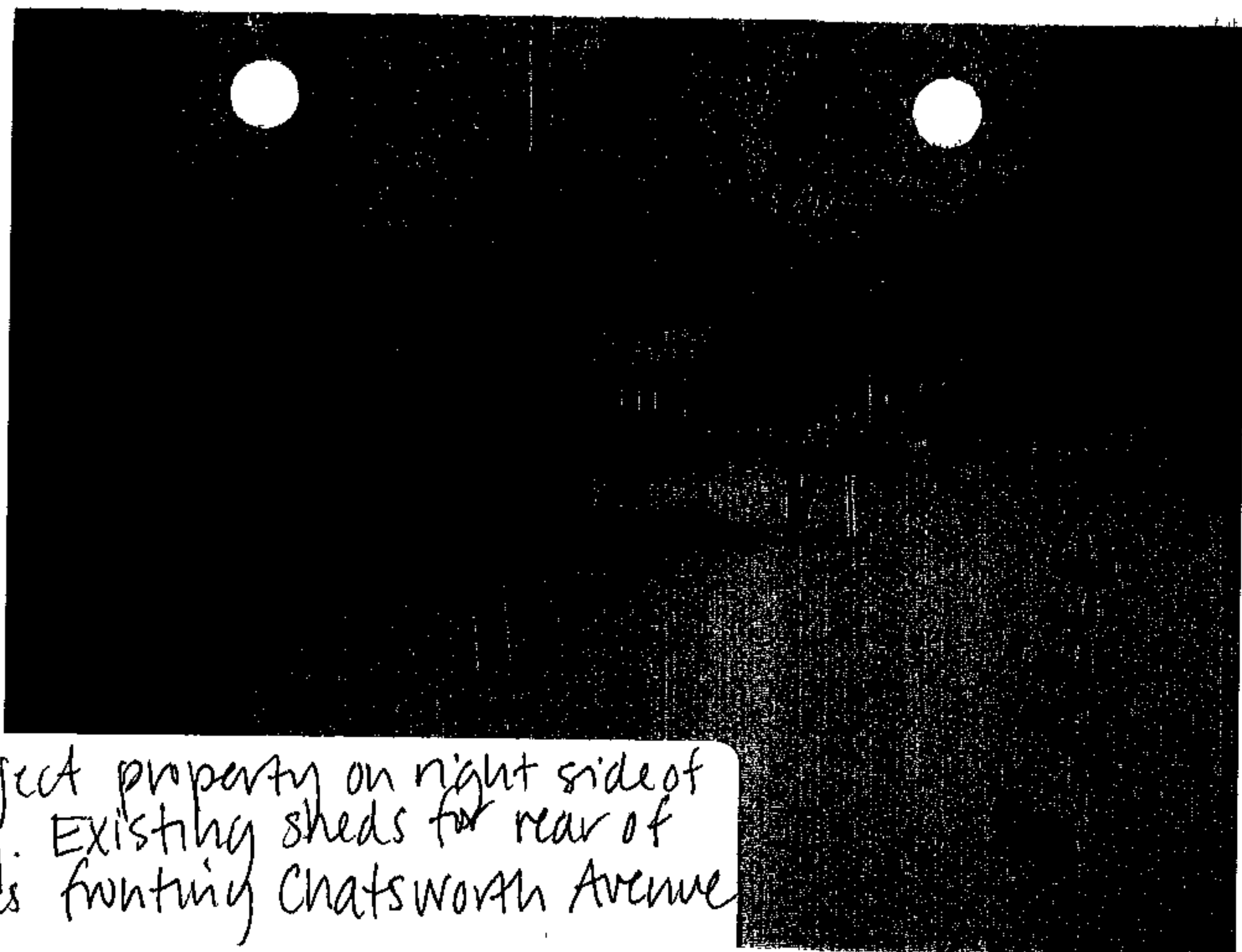
Intersection of Railroad
Avenue and 8' alley.
looking northeast.



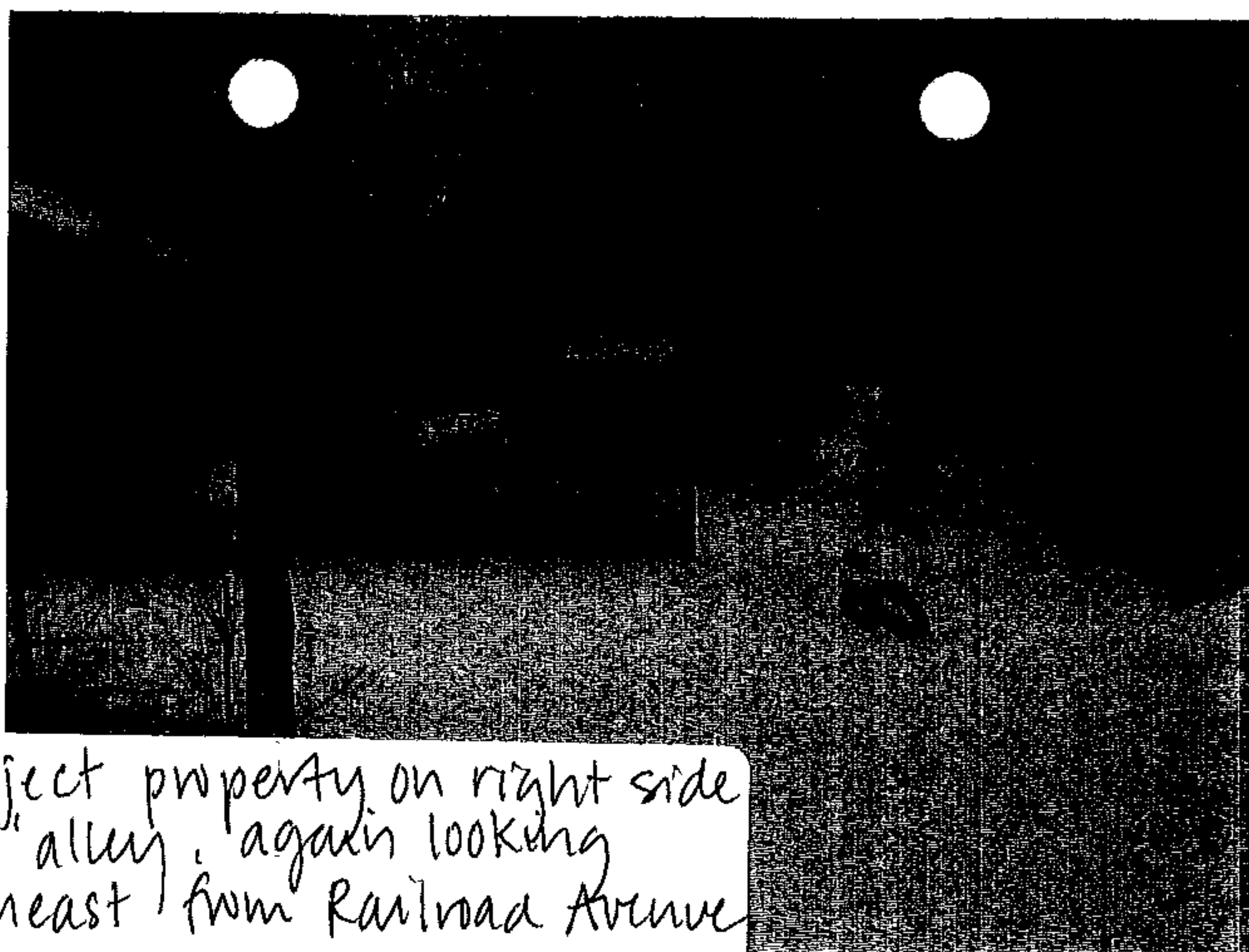
Subject property on the left,
looking southwest toward
Railroad Avenue.



Subject property on the right,
looking northeast down 8' alley
from Railroad Avenue



Subject property on right side of
alley. Existing sheds at rear of
houses fronting Chatsworth Avenue



Subject property on right side
of 8' alley, again looking
northeast from Railroad Avenue

GENERAL NOTES:

1. EXISTING ZONING: DR2 200' SCALE MAP: NW17J
2. LOT AREA: 24,266 S.F. ± OR 0.556 Ac ±
3. PUBLIC WATER AND SEWER
4. VIOLATION NOTICE DATE 9/30/04, CASE NO. 04-8565 Shed was relocated to 15 feet from centerline of alley per B.C.Z.R. per Building Permit #B574071.
5. EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY DWELLING
6. EXISTING SHED IS LESS THAN 15 FEET IN HEIGHT (11' TO PEAK)
7. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
8. NOT LOCATED IN 100 YEAR FLOOD PLAIN AREA
COMMUNITY PANEL NO. 240010 0205B ZONE: "C"
9. LOCATED IN THE HISTORIC DISTRICT OF GLYNDON
10. NO PRIOR ZONING HEARING
11. OWNER IS FILING PETITION FOR VARIANCE TO RETURN THE EXISTING SHED TO PROPOSED LOCATION OF 7 FEET FROM PROPERTY LINE/CENTERLINE 8' ALLEY (Use in Common)

