

IN RE: PETITION FOR ADMIN. VARIANCE
SW/Corner of Lake Avenue
and Stanton Road
9th Election District
2nd Councilmanic District
(1227 W. Lake Avenue)

Robert O. Wilcox, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-459-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 owner of the subject property, Robert O. Wilcox, Jr. The variance request is for property located at 1227 W. Lake Avenue in Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed) to be located on the third of the lot closest to the side street in lieu of the required third of the lot farthest removed from any street. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 8, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits 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

COPIES HELD FOR FILING

5/4/05

Ray

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 requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 4 day of May, 2005, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed) to be located on the third of the lot closest to the side street in lieu of the required third of the lot farthest removed from any street, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
5/4/05
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

May 3, 2005

Mr. Robert O. Wilcox, Jr.
1227 W. Lake Avenue
Baltimore, Maryland 21210

Re: Petition for Administrative Variance
Case No. 05-459-A
Property: 1227 W. Lake Avenue

Dear Mr. Wilcox:

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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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



4/6/05

Sign posting date
was missed, new
posting + closing date
was assigned.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at X 1227 W. Lake Ave 21210
which is presently zoned DR3.5

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) 400.1 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (SHED) TO BE LOCATED ON THE
THIRD OF THE LOT CLOSEST TO THE SIDE STREET IN LIEU OF THE REQUIRED
THIRD OF THE LOT FARTHEST REMOVED FROM ANY STREET.

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):

X Robert O. Wilcox Jr.

Name - Type or Print

X Robert O. Wilcox Jr.

Signature

Name - Type or Print

Signature

X 1227 W. Lake Ave X 410 377-4342

Address

Telephone No.

X Balto.

X Md.

X 21210

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, 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 posted.

Zoning Commissioner of Baltimore County

CASE NO. 05-459-A

Reviewed By D.T. Date 3/15/05

Estimated Posting Date 3/27/05

REV 10/25/01

RECEIVED OR FILED
5/4/05
Ray

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 X 1227 W. Lake Ave
Address
X Balto, Md 21210
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):

- X I would like to block the view of the dumpsters
① and the Royal Farm store traffic and noise with a shed.
② I would also like to enter the shed from Stanton Ave as this is the parking area available.
③ It also is the area a truck & trailer can access for delivery.

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.

X Robert O. Wilcox Jr
Signature
X Robert O. Wilcox Jr.
Name - Type or Print

Signature
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of X March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

X
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 X JENNY OUTEN

Affidavit in Support of Administrative Variance

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City State Zip Code

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as this is the parking area available.
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X Robert O. Wilcox Jr
Signature
X Robert O. Wilcox Jr.
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of X March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

X
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SEAL

X

Notary Public
My Commission Expires X



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at X 1227 W. Lake Ave 21210
which is presently zoned DR3.5

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) 400.1 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (SHED) TO BE LOCATED ON THE
THIRD OF THE LOT CLOSEST TO THE SIDE STREET IN LIEU OF THE REQUIRED
THIRD OF THE LOT FARTHEST REMOVED FROM ANY STREET.

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.

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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):

X Robert O. Wilcox Jr.

Name - Type or Print

X Robert O. Wilcox Jr.

Signature

Name - Type or Print

Signature

X 1227 W. Lake Ave

Address

X 410 377-4342

Telephone No.

X Balto.

City

X Md.

State

X 21210

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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 posted.

Zoning Commissioner of Baltimore County

CASE NO. 05-459-A

Reviewed By D.T. Date 3/15/05

REV 10/25/01

Estimated Posting Date 3/27/05

BEGINNING at the end of the second line of that lot of ground which by Deed dated April 29, 1868, and recorded among the Land Records of Baltimore County in Liber No. 58, folio 304, was conveyed by Charles Wiedey and wife to Michael Cooper, and running thence with the lines of said lots of ground north eight degrees west ninety-five and one-quarter feet to the centre of Lake Avenue, thence binding on the same south eighty-seven degrees west, one hundred and eight and nine-tenths feet thence leaving the outlines of said whole lot and running south eight degrees east one hundred and four and five-tenths feet to intersect the said second line of the whole lot and thence running with and binding on the same north eighty and one-half degrees east one hundred and eight and nine-tenths feet to the place of beginning, containing one-quarter of an acre of land more or less. The improvements thereon being known as No. 1227 Lake Avenue.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 01/14/05 ACCOUNT 0010960150

AMOUNT \$ 15.00

RECEIVED FROM ROBERT O. WILCOX JR.

FOR TEN# 05-159-B

1339 W. LAKE AVE. B1 D. THOMPSON

DISTRIBUTION
WHITE - CASHIER

PAY AGENCY

YELLOW - CUSTOMER

No. 463401

PAID RECEIPT

BUSINESS ACTION TIME INM
3/13/2005 3/14/2005 10:28:47 2

CD 6004 WILLIAM MORGAN

PROJECT 1 30073 3/14/2005 0514

ACT 3 528 ZIMING VERIFICATION

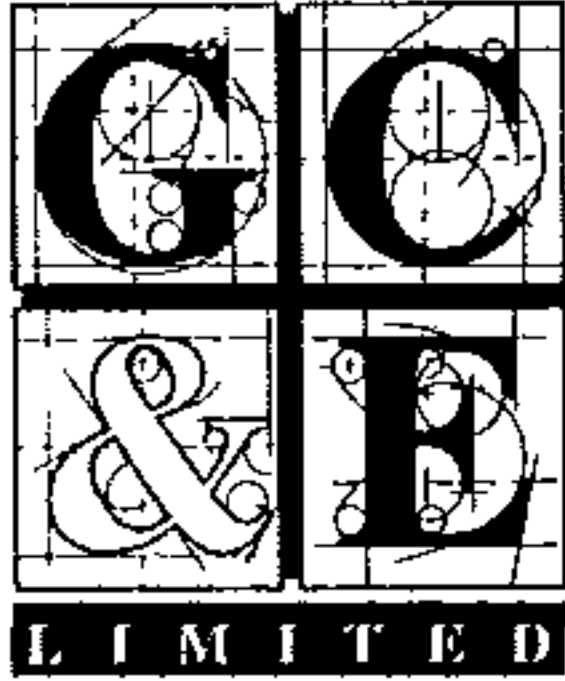
CD NO. 40000

DEPT Tot 145.00

145.00 00

Baltimore County, Maryland

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcclimited.com

CERTIFICATE OF POSTING

RE: CASE NO. #05-459-A
PETITIONER/DEVELOPER:
Robert O. Wilcox, Jr.
DATE OF CLOSING: 04/25/05

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

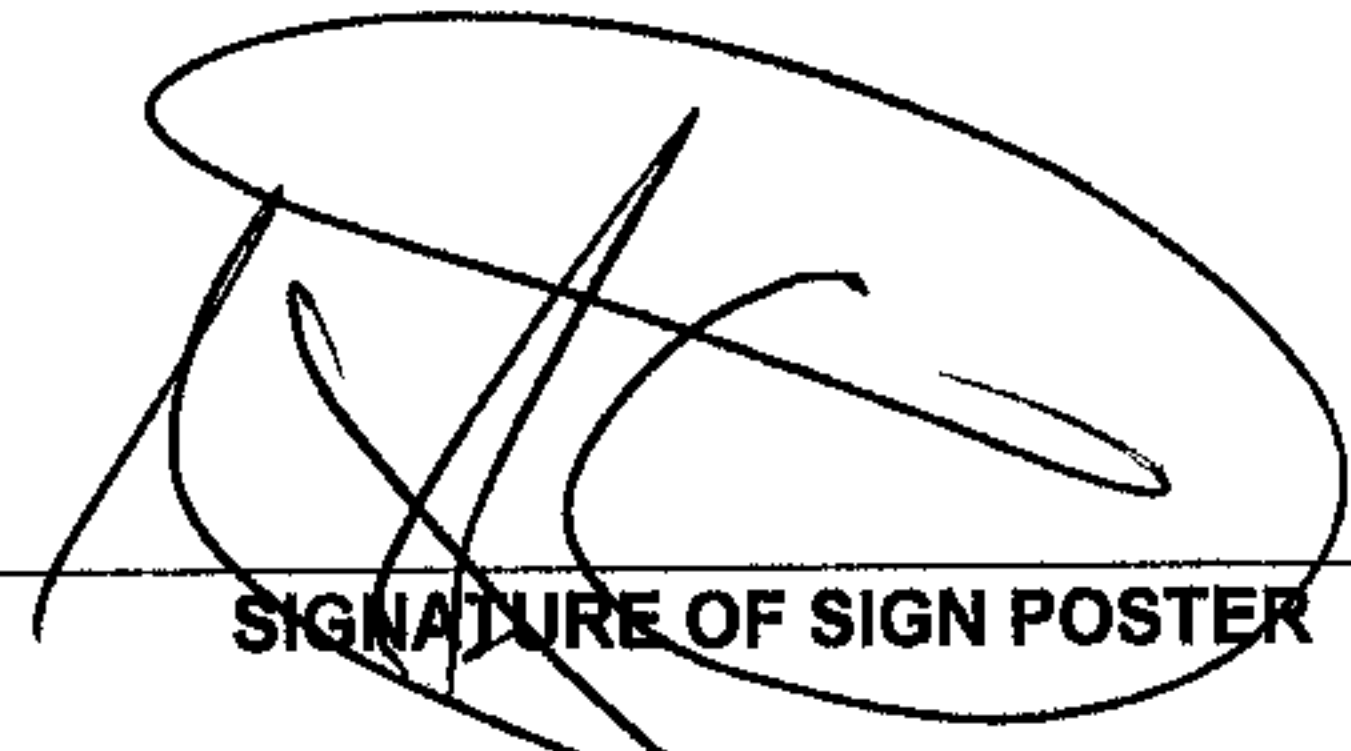
ATTENTION: KRISTEN MATTHEWS

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

(See page 2 for full size print)

LOCATION:
1227 West Lake Ave.



SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 04/08/05

The building is situated at the corner of Broadway and
the entrance is on Broadway. The lot extends to
the rear street. The building is located on the
corner of the lot and is visible from any street.

[illegible]

04/08/2005

**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: 05-459-A

Petitioner: WILCOX

Address or Location: 1227 W. LAKE AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR ROBERT O. WILCOX JR.

Address: 1227 W. LAKE AVE.

BALTO. MD 21210

Telephone Number: 410-377-4342

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 459 -A

Address 1227 W. LAKE AVE.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/14/04

Posting Date: 3/27/05

Closing Date: 4/11/05

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- 459 -A

Address 1227 W. LAKE AVE.

Petitioner's Name ROBERT O. WILCOX JR.

Telephone 410-377-4342

Posting Date: 3/27/05 4/1/05

Closing Date: 4/11/05 4/23/05

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (SHED) TO BE LOCATED
LOCATED ON THE THIRD OF THE LOT CLOSEST TO THE SIDE STREET
IN LIEU OF THE REQUIRED THIRD OF THE LOT FARTHEST REMOVED
FROM ANY STREET.

WCR - Revised 6/25/04

**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

April 11, 2005

Robert O. Wilcox, Jr.
1227 W. Lake Avenue
Baltimore, Maryland 21210

Dear Mr. Wilcox:

RE: Case Number: 05-459-A , 1227 W. Lake Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 15, 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

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

March 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 458, 459, 460, 464, 465, 466, 467, 468, 469, 470, 471, 472,

Pursuant to your request, the above 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.

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 19, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 4, 2002
Item No. 459, 463, 464, 465, 467,
469, 470, 472

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

DAK:CEN
cc: file
ZAC-NO COMMENTS-04192005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr ^{JDO}

DATE: April 13, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 28, 2005

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

05-458

05-459

05-460

05-464

05-465

05-471

05-472

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

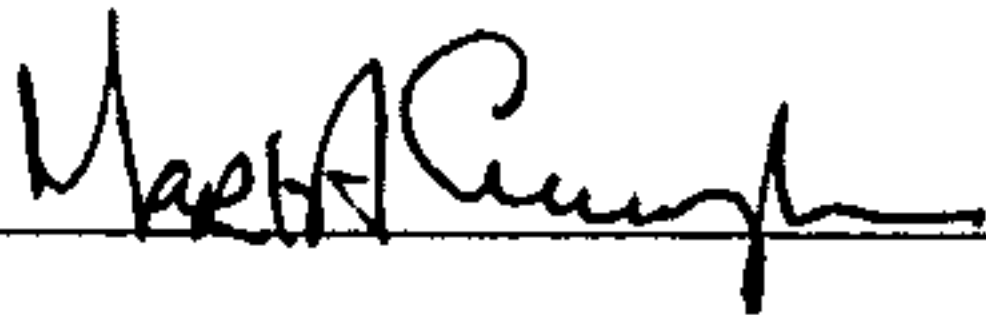
DATE: April 4, 2005

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-459- 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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



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: 3.25.05

RE: Baltimore County
Item No. 459

DT

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
Engineering Access Permits Division

From: Roberta Jameson
To: Cunningham, Mark
Subject: 05-459-A

When you get a chance, I need ZAC comments for the above-captioned admin. variance that closed on 4/25/05. It had an original closing date of 4/11/05, but the property had not been posted properly.

Petitioners is Robert Wilcox for property located at 1227 W. Lake Avenue.

Thanks.

Robin

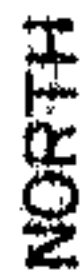
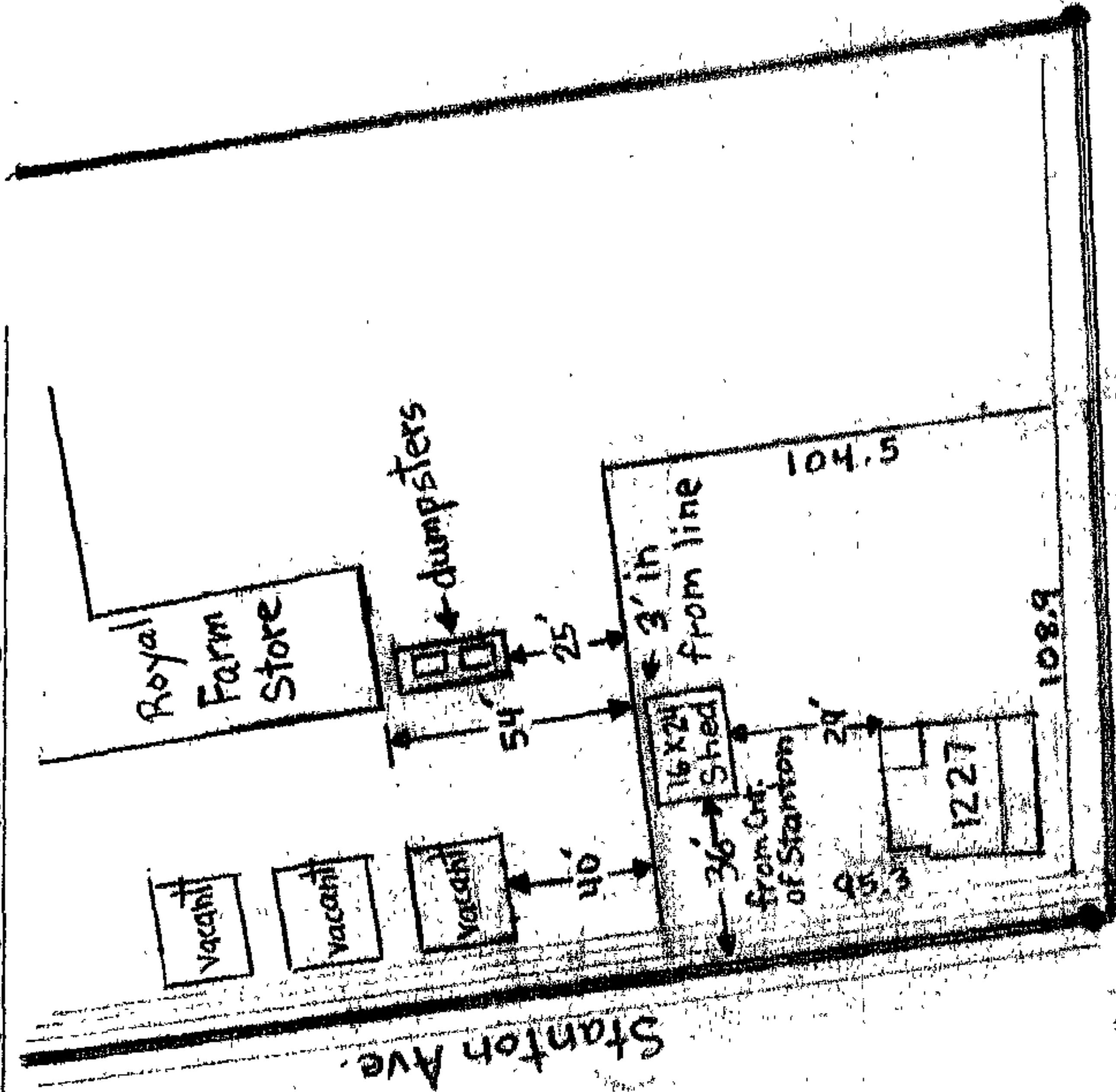
☐ SPECIAL HEARING

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

Map 79 Grid 10 Parcel 103

PLAT BOOK # 7120 FOLIO # 496 LOT #

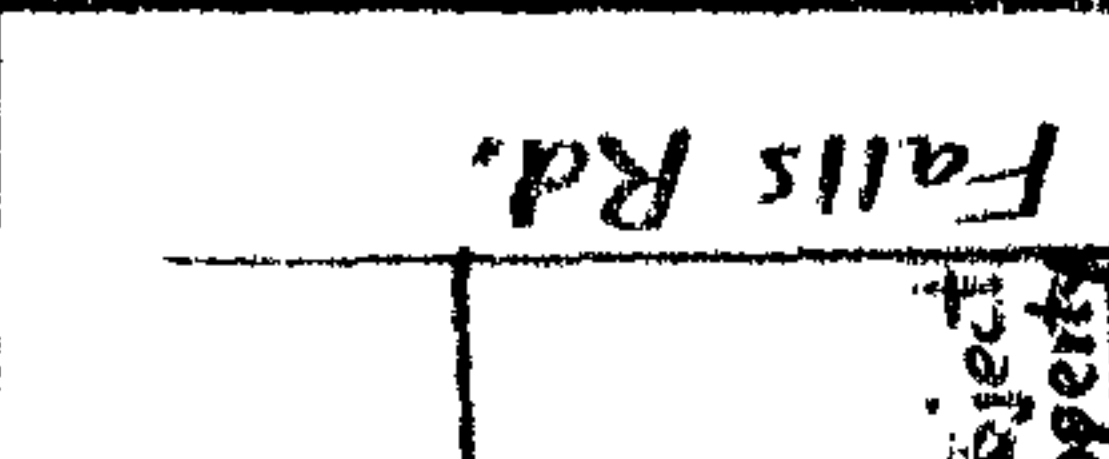
OWNER Robert O. Wilcox Jr.



W. Lake Ave.

PREPARED BY

SCALE OF DRAWING: 1" = 50'

 Lake Ave VICINITY MAP SCALE: 1" = 1000'	LOCATION INFORMATION ELECTION DISTRICT 9 Precinct 15 COUNCILMANIC DISTRICT 5 1" = 200' SCALE MAP # 079 ZONING DR3.5 LOT SIZE .25 ACREAGE 10908 SF SQUARE FEET <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> SEWER ☒ WATER ☒ </td> <td style="width: 50%;"> PUBLIC ☒ PRIVATE ☐ </td> </tr> </table> CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒ 100-YEAR FLOOD PLAIN ☐ YES ☐ NO ☒ HISTORIC PROPERTY / BUILDING ☐ YES ☐ NO ☒ PRIOR ZONING HEARING NONE	SEWER ☒ WATER ☒	PUBLIC ☒ PRIVATE ☐
SEWER ☒ WATER ☒	PUBLIC ☒ PRIVATE ☐		
ZONING OFFICE USE ONLY REVIEWED BY D.T ITEM # 459 CASE # 05-459-A			

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE # : 05-459-A

To permit an accessory structure (shed) to be located on the third of the lot closest to the side street in lieu of the required third of the lot farthest removed from any street.

PUBLIC HEARING?

PURSUANT TO SECTION 20-111 OF THE BALTIMORE CITY ZONING ORDINANCE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON APRIL 28, 2005. ADDITIONAL INFORMATION IS AVAILABLE AT THE ZONING ADMINISTRATION AND DEVELOPMENT DEPARTMENT, 1100 N. CALVERT AVE., TEL. 410-481-3301.

04/08/2005

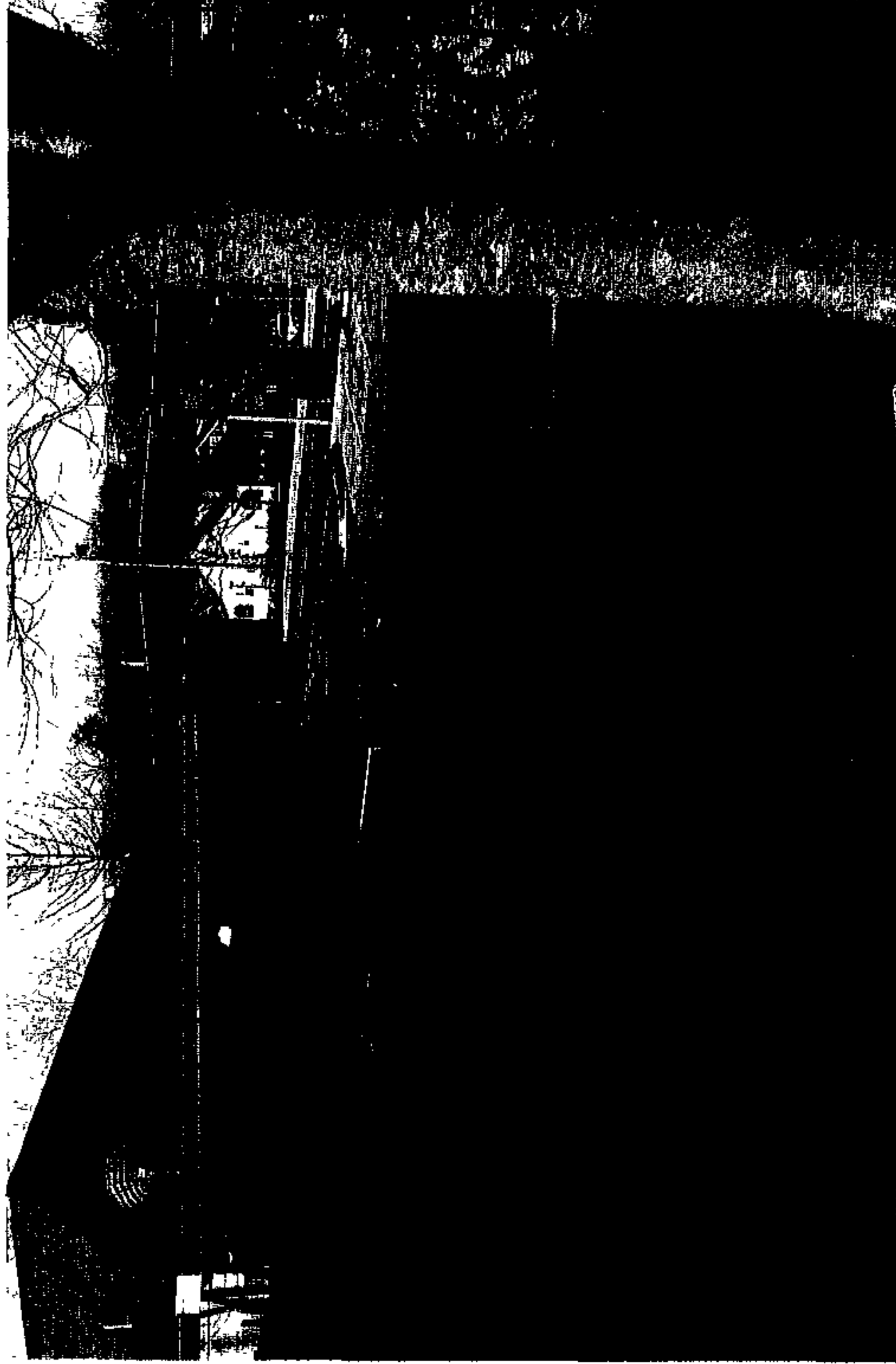
Looking South from 1227 W. Lake Ave
@ Dumpsters and Royal Farm Store 6053 Falls Rd.

(Tree is at S.E. corner of 1227 W. Lake Ave)

Shed to be placed 3' from tree on right

⇐ South

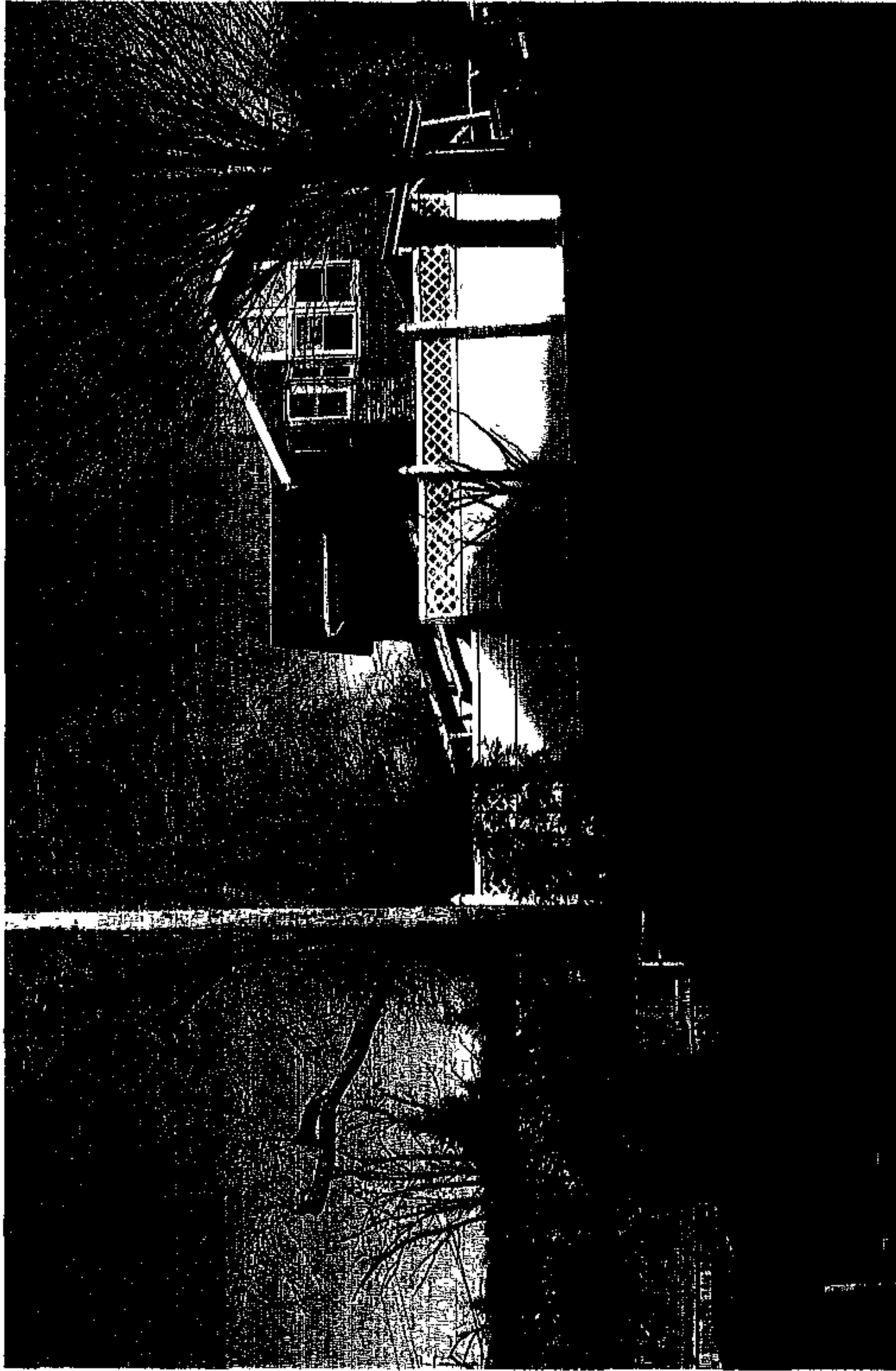
↗ West



↘ North

Looking North @ 1277 W. Lake Ave East @ right
Looking from Dumpster bin @ Royal Farm Store

North

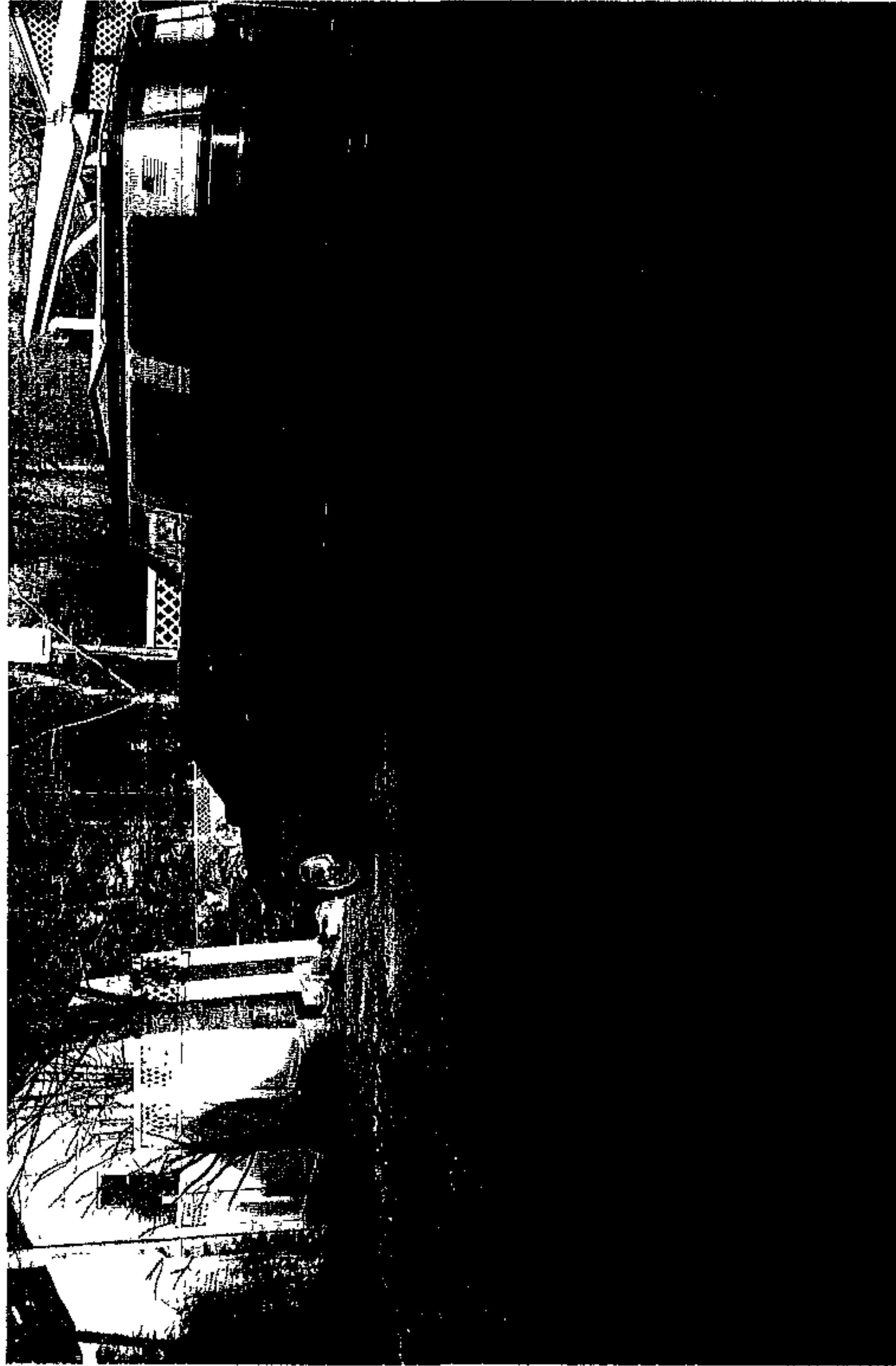


East

Looking West across yard of 1227 W. Lake Ave
From Stanton Ave & Parking Area
Shed to be placed directly in front of vehicles

West. ↙

↘ North



↘ East

Looking North at 1227 W. Lake Ave
From parking lot with dumpsters @ Royal Farm Store
Shed to be placed behind white fence on right or East side.

North



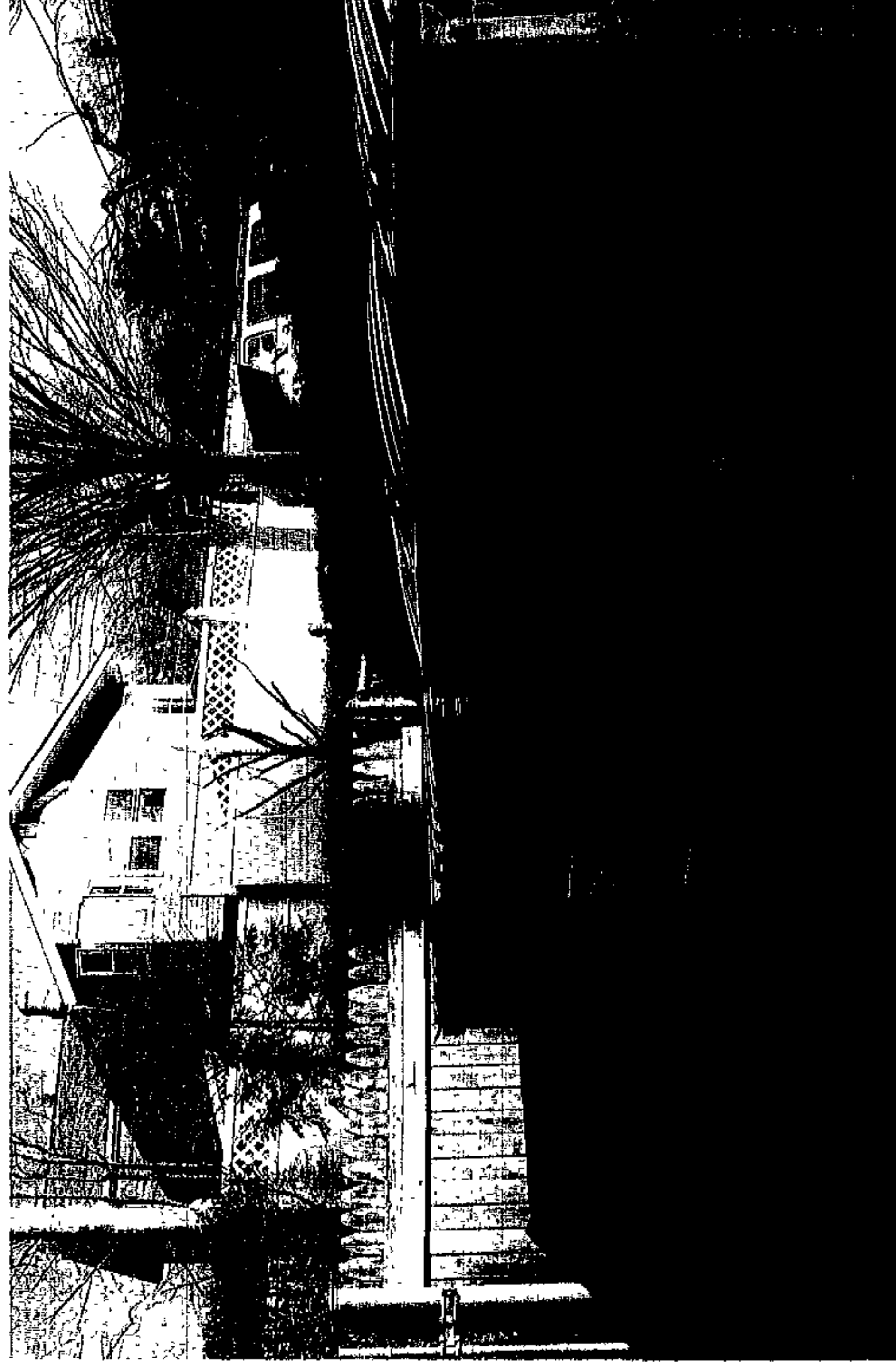
East

05-459-A

Looking North at 1227 W. Lake Ave
from front of dumpster bins @ Royal Farms Store 6053 Falls Rd,
Shed to be placed behind white fence



North



East