

IN RE: PETITION FOR ADMIN. VARIANCE *
N/E side of East Avenue, 33 ft. wide, 900 *
Ft. East of Harford Rd., Approx. 40' wide *
11th Election District *
6th Councilmanic District *
(3024 East Avenue) *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

Charles Edgar Gill, Jr.
Petitioner

CASE NO. 06-150-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, Charles Edgar Gill, Jr. The variance request is for property located at 3024 East Avenue in the Parkville area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow an existing accessory structure (detached garage) with a proposed height of 20 ft. in lieu of the maximum 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

Zoning Advisory Committee

A Zoning Advisory Committee (ZAC) comment was received from the Office of Planning, dated September 26, 2005 which recommended certain restrictions.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 24, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner have 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

RECEIVED FOR FILING

Date 10-21-05

By [Signature]

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 requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 21 day of October, 2005, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an existing accessory structure (detached garage) with a proposed height of 20 ft. in lieu of the maximum 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions 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.
2. Compliance with the ZAC comments submitted by the Office of Planning, dated September 26, 2005, attached hereto and made a part hereof.

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 10-21-05
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

October 18, 2005

Charles Edward Gill, Jr.
3024 East Avenue
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 06-150-A
Property: 3024 East Avenue

Dear Mr. Gill:

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
for Baltimore County

JVM:dlw
Enclosure

c: Paul Groncki, c/o Cingular Wireless
7150 Standard Drive, Hanover, MD 21076
People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 10-21-05

By [Signature]

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



IN RE: PETITION FOR ADMIN. VARIANCE
N/E side of East Avenue, 33 ft. wide, 900
Ft. East of Harford Rd., Approx. 40' wide
11th Election District
6th Councilmanic District
(3024 East Avenue)

Charles Edgar Gill, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-150-A

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The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 24, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner have 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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3024 EAST AVE., PARKVILLE, MD 21234
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 TO allow an existing -

accessory structure (detached garage) with a proposed height of 20 ft, in lieu of the maximum allowed 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

CHARLES EDGAR GILL, JR.

Name - Type or Print

Signature

Name - Type or Print

Signature

3024 EAST AVENUE (410) 529-9262

Address

Telephone No.

Baltimore MD 21234

City

State

Zip Code

Representative to be Contacted:

PAUL GRONCKI c/o Cingular Wireless

Name

7150 STANDARD DRIVE (410) 707-8797

Address

Telephone No.

HANOVER MD 21076

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 13 day of September, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By [Signature]

Date 9-13-05

Estimated Posting Date 9-25-05

CASE NO. 06-150A

REV 10/25/01

ORDER RECEIVED FOR FILING

10-10-01

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 3024 EAST AVENUE
Address
BALTIMORE MD 21234
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):

THIS IS AN EXISTING GARAGE. WE ARE JUST CHANGING THE HEIGHT TO ACCOMMODATE STORAGE FOR GROWING FAMILY NEEDS. THE PITCH ROOF DESIGN REQUIRES THE HEIGHT VARIANCE FROM 15' TO 20'. THE NEW ROOF STYLE WILL COORDINATE WITH THE EXISTING RESIDENCE AND ADJACENT PROPERTY ROOF STYLE. THE PROPERTY BACKS TO A BM ZONE.

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

Name - Type or Print

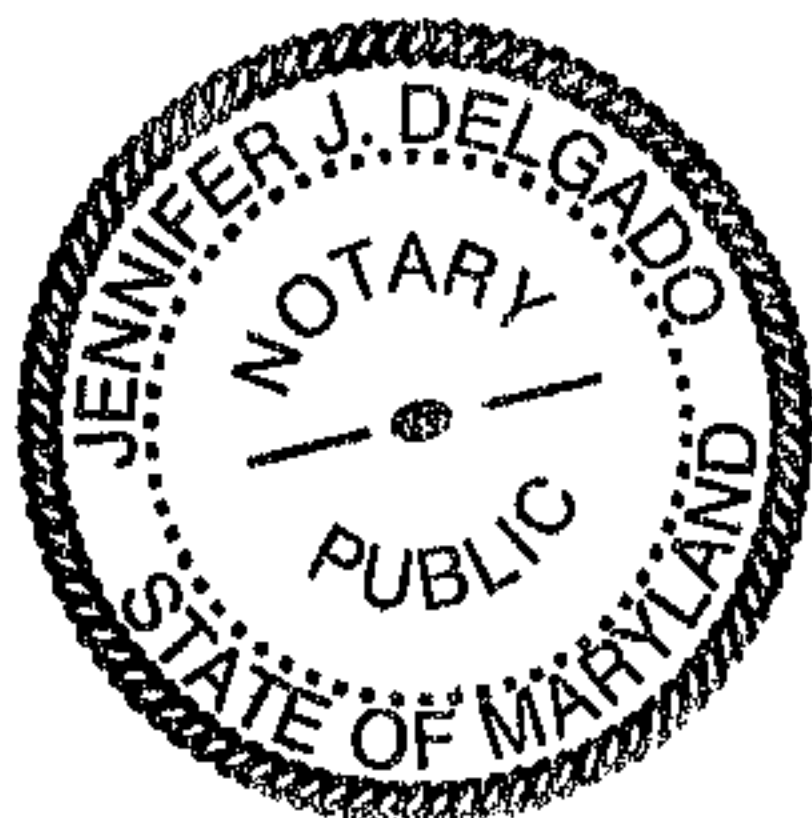
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of September 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles Edgar Gill Jr.
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

03/27/06

Zoning Description

Zoning Description for: 3024 East Avenue
Baltimore, MD 21234-3105

Beginning at a point on the Northeast Side of East Avenue which is approximately 33 feet wide at the distance of 900 feet east of Harford Road which is approximately 40 feet wide. As recorded in Deed Liber S.M. 13561, Folio # 319 and include the measurement and directions; (1) North 56 Degrees 18 Minutes 55 Seconds West 51.30 feet (2) North 33 degrees 41 minutes 5 seconds East 287.49 Feet , (3) South 56 Degrees 18 Minutes 55 seconds East 51.30 feet, (4) South 32 Degrees 49 Minutes 40 Seconds West 168.89 feet, (5) South 37 Degrees 28 Minutes 45 Seconds West 38.70 feet and (6) South 33 Degrees 41 Minutes 5 Seconds West 80 .01 feet to the place of beginning here and on the plat in the correct location. The property is located in the 11th Election District, 6th Councilmanic District.

150

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Inv No. 0042
06-150-9

DATE 9-13-05 ACCOUNT R-001-0066150

AMOUNT \$ 65.00

RECEIVED FROM: Charles Bill

FOR: Residential Variance Filing Fee
for 3024 East Ave

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL FINE DMS
9/14/2005 9/13/2005 10:27:27 2
REG 8802 MAIL JENA JEE
>>RECEIPT # 625111 9/13/2005 0715
Dept 5 528 ZONING VERIFICATION
CR NO. 00002

Receipt Tot \$65.00
\$60.00 IN \$5.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-150-A

Petitioner/Developer: CHARLES
E. GILL JR.

Date Of Hearing/Closing: 10/10/05

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

Attention:

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
at 3024 EAST AVENUE

This sign(s) were posted on September 24, 2005
(Month, Day, Year)

Sincerely,

Martin Ogle 9/24/05
(Signature of sign Poster and Date)

Martin Ogle

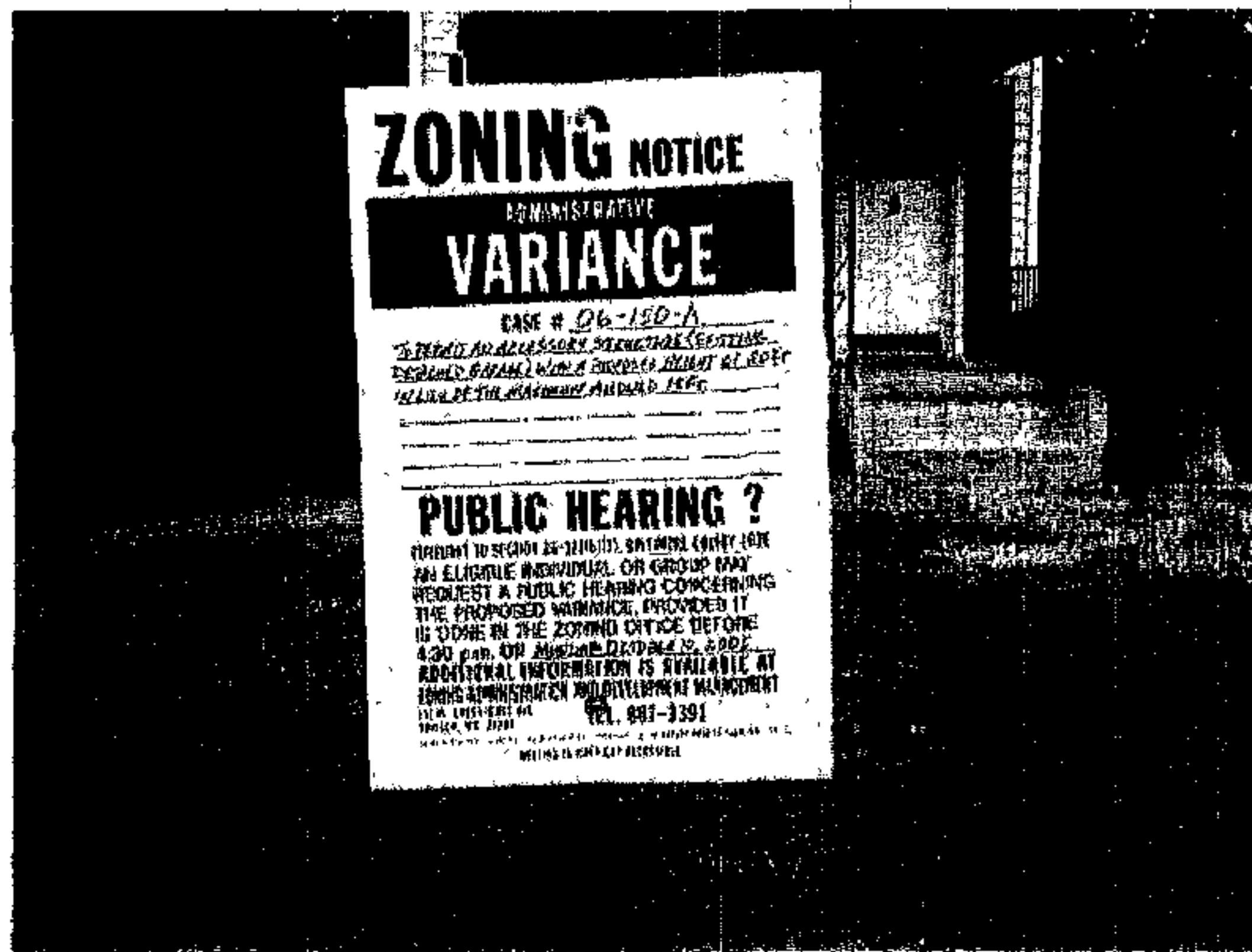
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



ngaila Dje 9/24/05

**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: 06-150 A
Petitioner: Charles Gill
Address or Location: site 3024 East Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles Gill
Address: 3024 East Ave.
Baltimore, Md. 21234

Telephone Number: 410-529-9262

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 150 -A Address 3024 East Ave

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-13-05 Posting Date: 9-25-05 Closing Date: 10-10-05

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 06- 150 -A Address 3024 East Ave.

Petitioner's Name Charles E. Gill JR. Telephone 410-529-9262

Posting Date: 9-25-05 Closing Date: 10-10-05

Wording for Sign: To Permit an accessory structure (existing detached garage) with a proposed height of 20 ft. in lieu of the maximum allowed 15 ft.

WCR - Revised 6/25/04



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3024 East Avenue, Baltimore, MD
which is presently zoned DR5.5 21234

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) 400.3 To allow an existing

accessory structure (detached garage) with a proposed height of 20 ft. in lieu of the maximum allowed 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Charles Edgar Gill, Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

3024 East Avenue 410-529-9262

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Paul Groncki c/o Cingular Wireless

Name

7150 Standard Drive 410-707-8797

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 06-15-01 day of June, 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. 06-150 A

Reviewed By [Signature] Date 9-13-05

REV 10/25/01

Estimated Posting Date 9-25-05

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Address
Baltimore MD 21234
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):

This is an Existing GARAGE. WE ARE REPLACING AND MODIFYING THE ROOF TO ACCOMMODATE THE NEEDS OF OUR GROWING FAMILY. THE ROOF DESIGN NECESSITATES A VARIANCE FROM THE 15' MAXIMUM HEIGHT TO 20'. THE NEW ROOF STYLE WILL COORDINATE WITH THE EXISTING RESIDENCE AND ADJACENT PROPERTY ROOF STYLE. THE PROPERTY BACKS TO A BM ZONE.

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Signature

Name - Type or Print

Signature

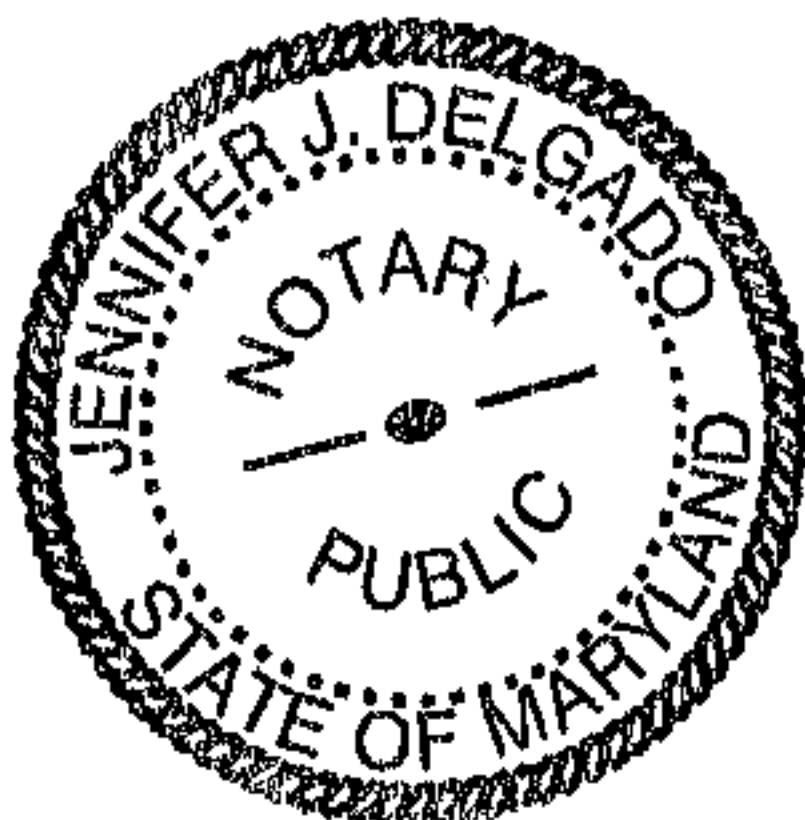
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of September, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles Edgar Gill Jr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Notary Public

My Commission Expires

03/27/06

**Department of Permits and
Development Management**

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



Baltimore County

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

October 11, 2005

Charles Edgar Gill, Jr.
3024 East Avenue
Baltimore, Maryland 21234

Dear Mr. Gill:

RE: Case Number: 06-150-A, 3024 East Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 13, 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.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Paul Groncki 7150 Standard Drive Hanover 21076

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



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

September 22, 2005

ATTENTION: Zoning review planners

Distribution Meetings of: ~~September 26~~, 2005

Item No.: 127,138-141,143-144, ~~146-154~~

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.

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

Lieutenant J.D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102E

cc: File

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





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

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

Maryland Department of Transportation

Date: 9-21-05

RE: Baltimore County
Item No. 150 JJ\$

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 26, 2005

RECEIVED

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

SEP 27 2005

SUBJECT: 6-150 – Administrative Variance

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact David Pinning at 410-887-3480.

Prepared by:

Curtis Perry

Section Chief:

Lynn Sanborn

AFK/LL: CM

RECEIVED FOR FILING
Date 10-21-05
By [Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

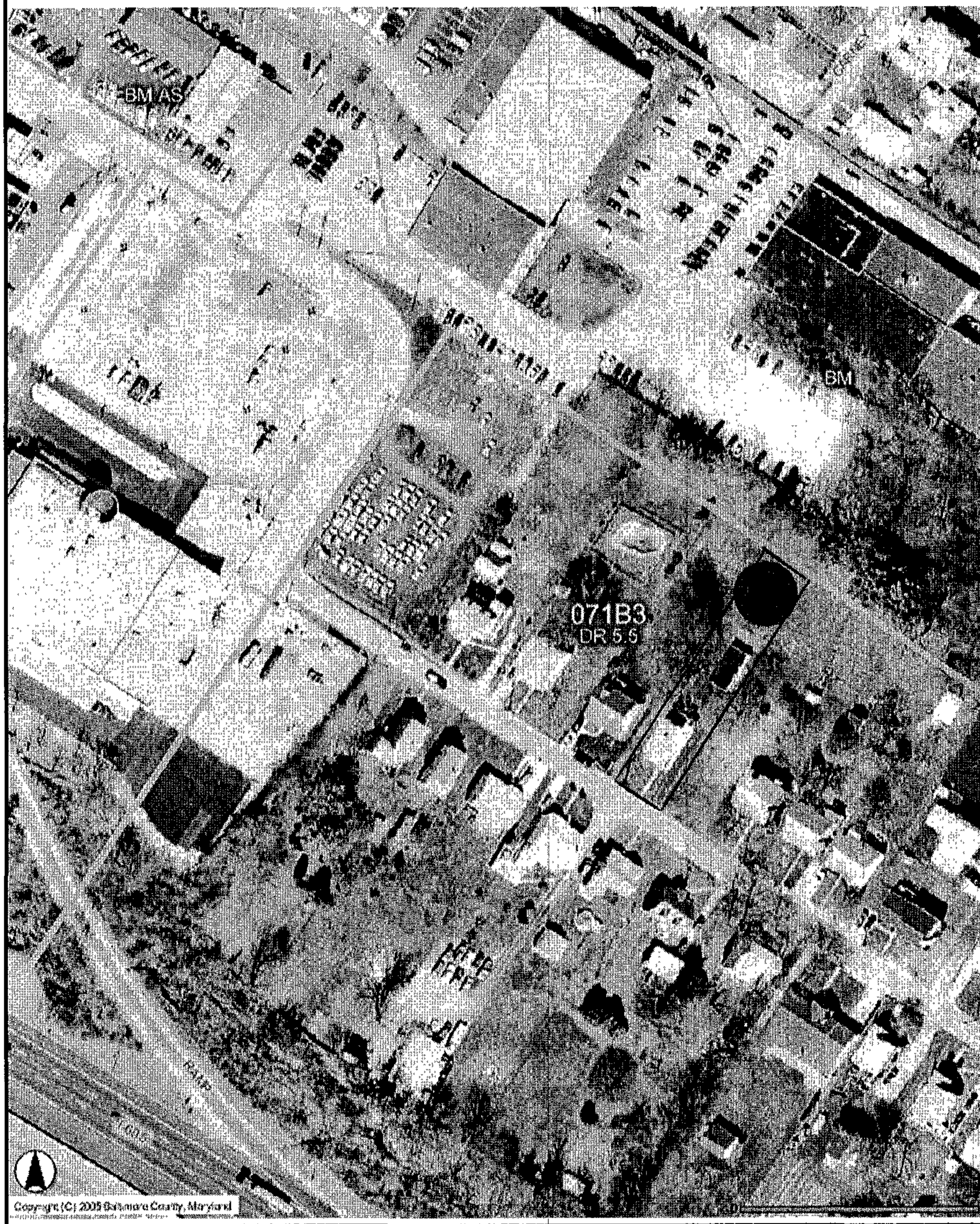
DATE: September 23, 2005

FROM: Dennis A. Kennedy, ^{DM}Supervisor
Bureau of Development Plans Review

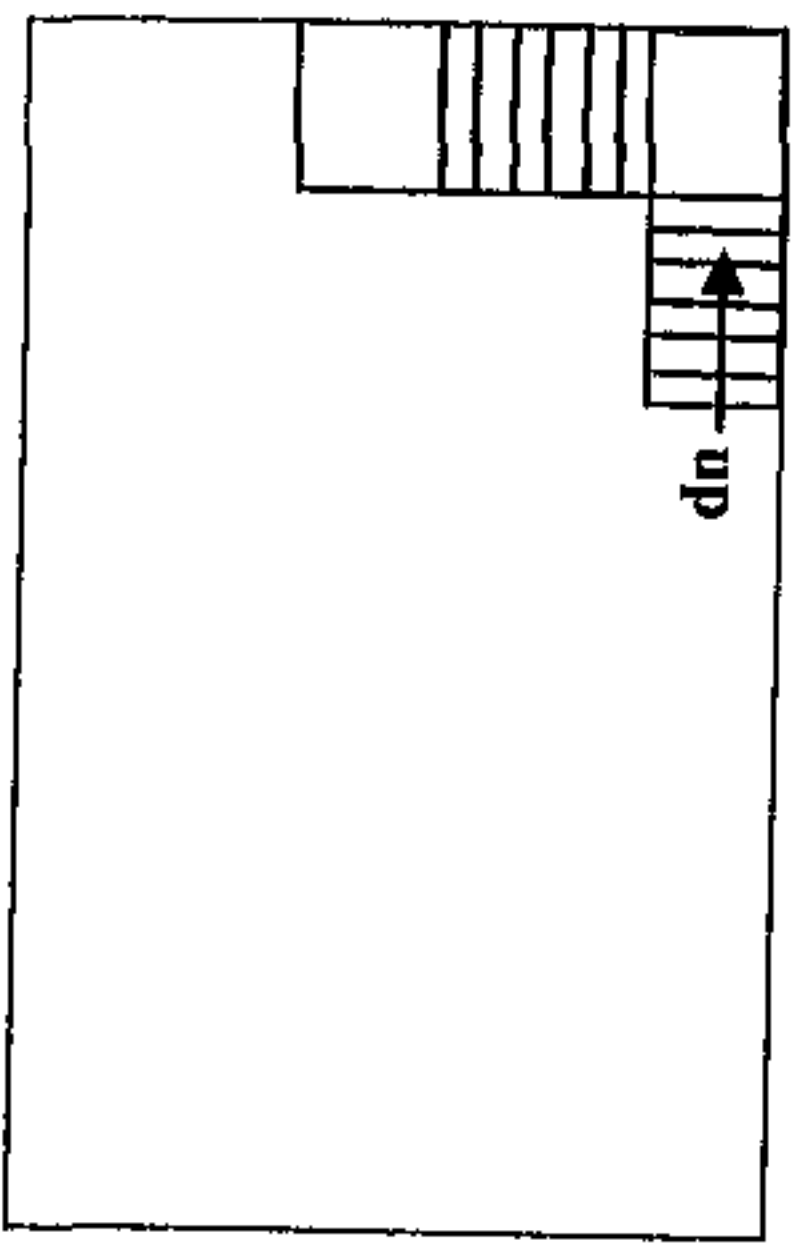
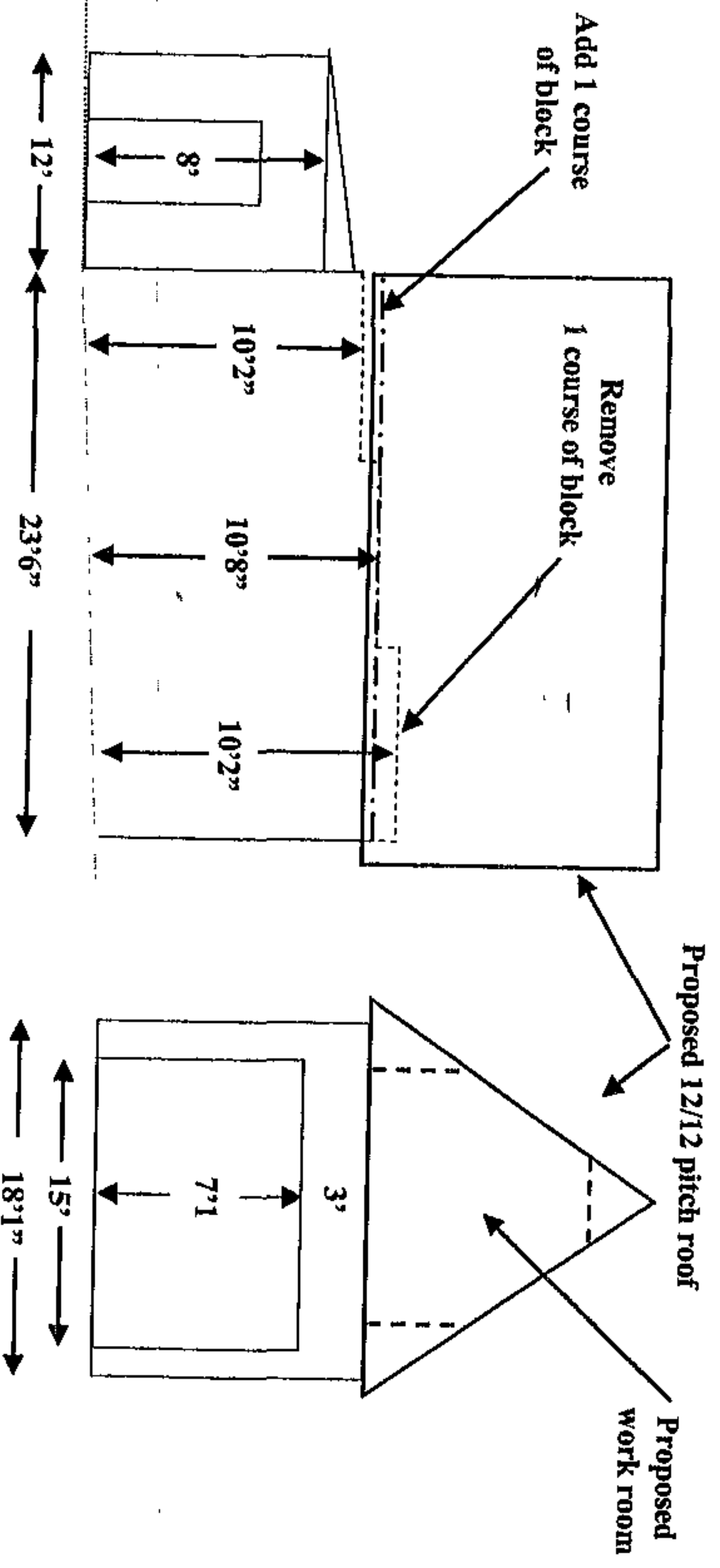
SUBJECT: Zoning Advisory Committee Meeting
For October 3, 2005
Item Nos. 139, 142, 144, 145, 146, 147,
148, 149, 150, 152, 153, and 154

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-09232005.doc



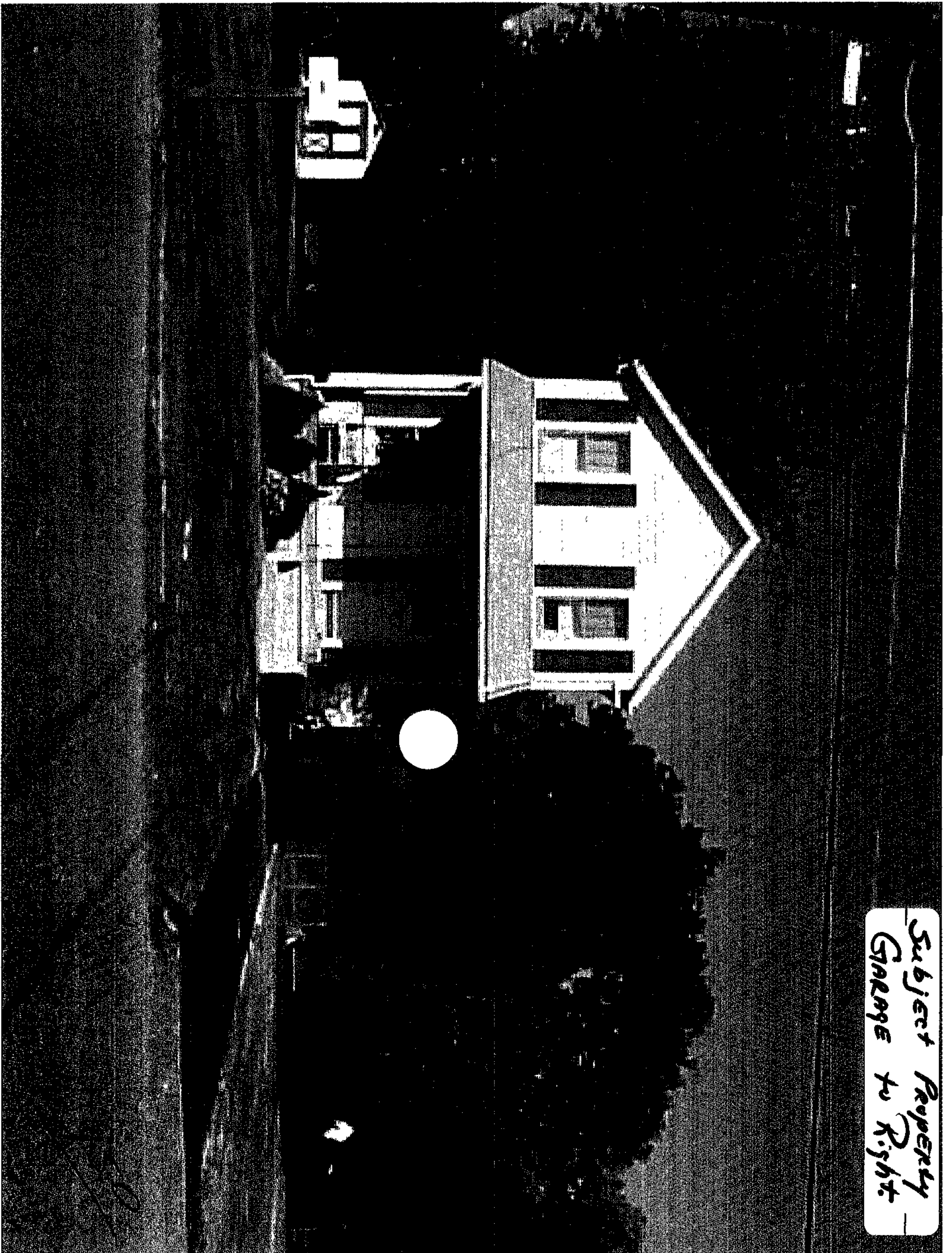
150



Garage Roof Replacement
 3024 East Avenue
 Baltimore, MD 21234

150

Subject Property
Garage to Right.



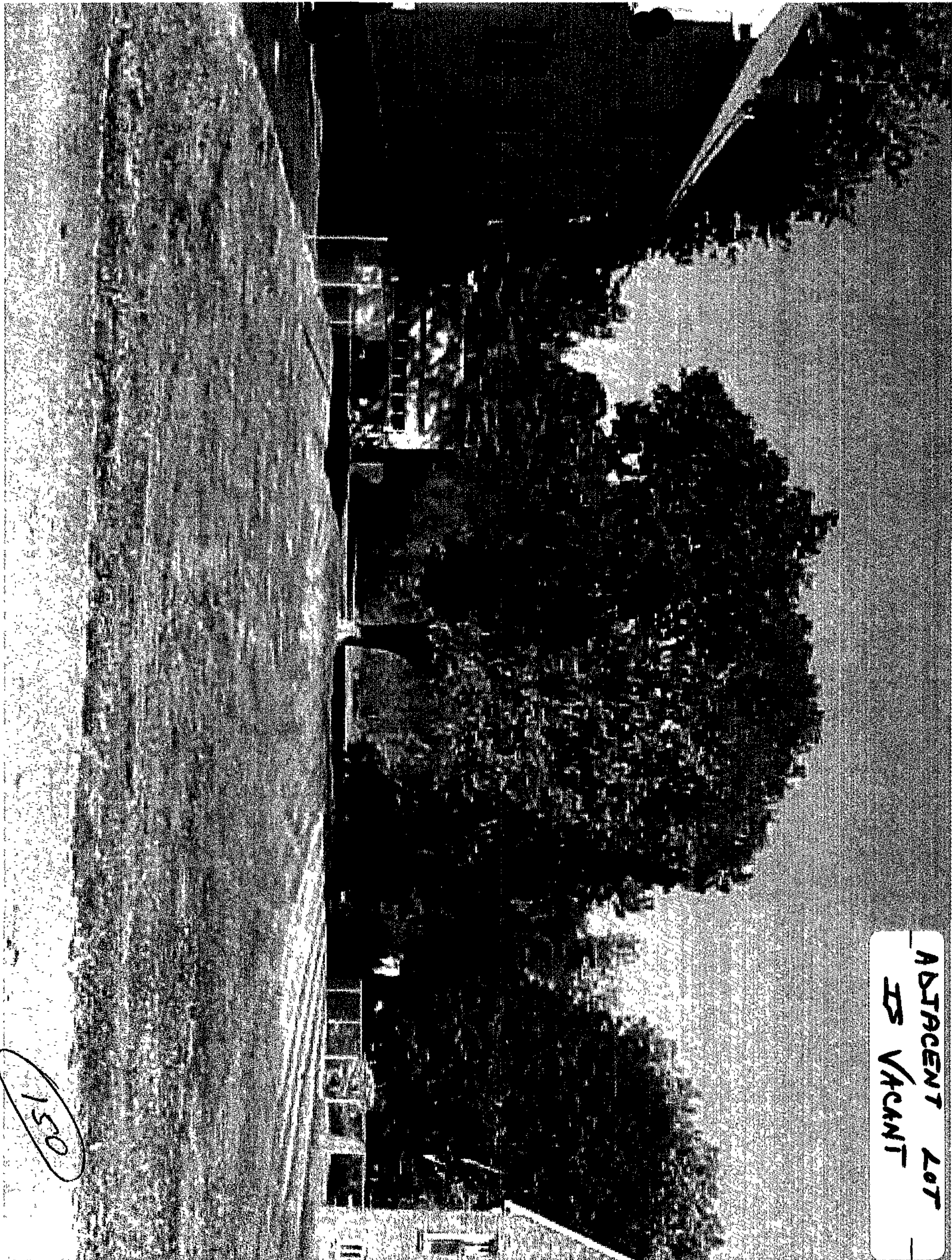
Existing Roof
New Pitch Roof Reposed

20'

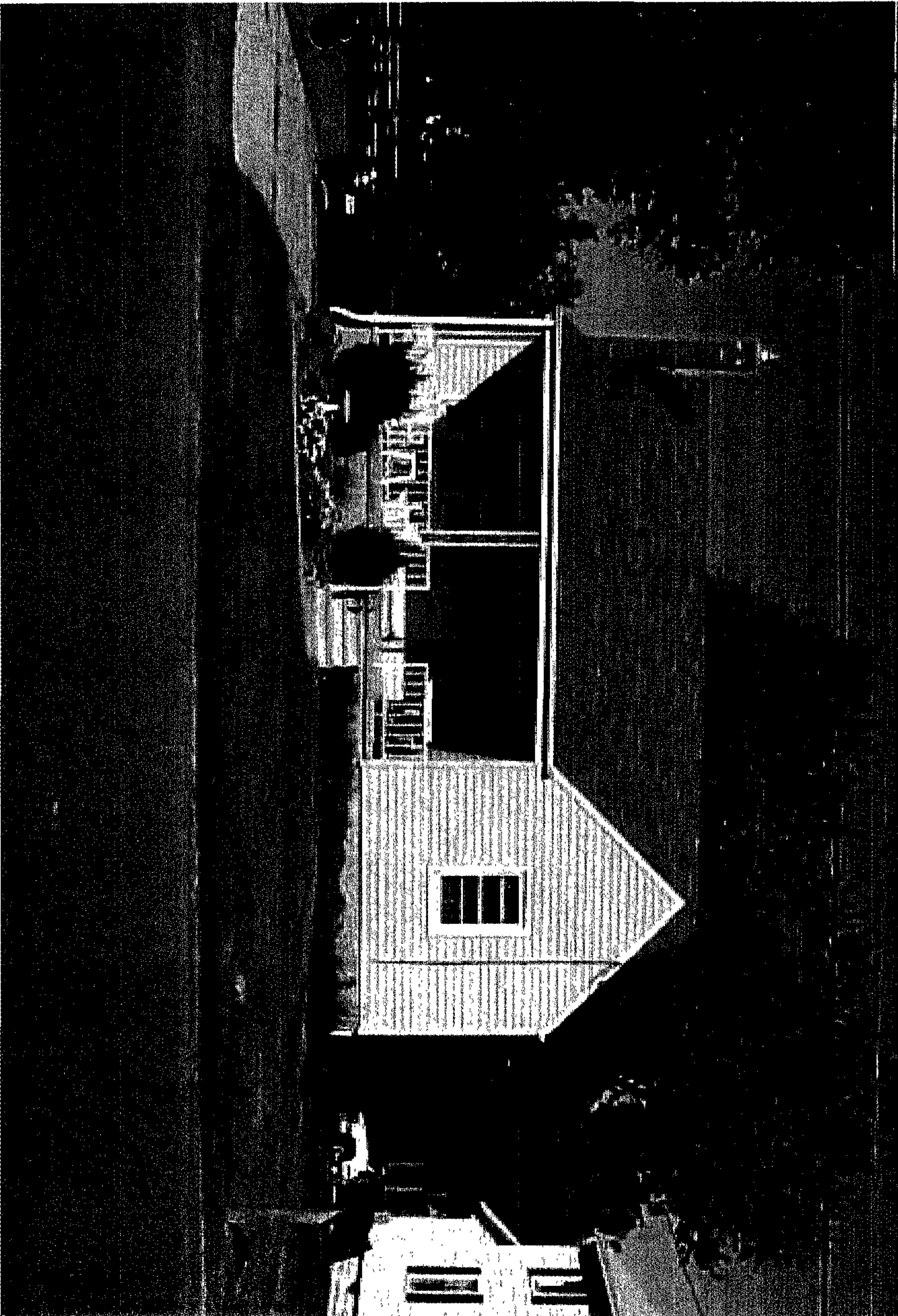


ADJACENT LOT
IS VACANT

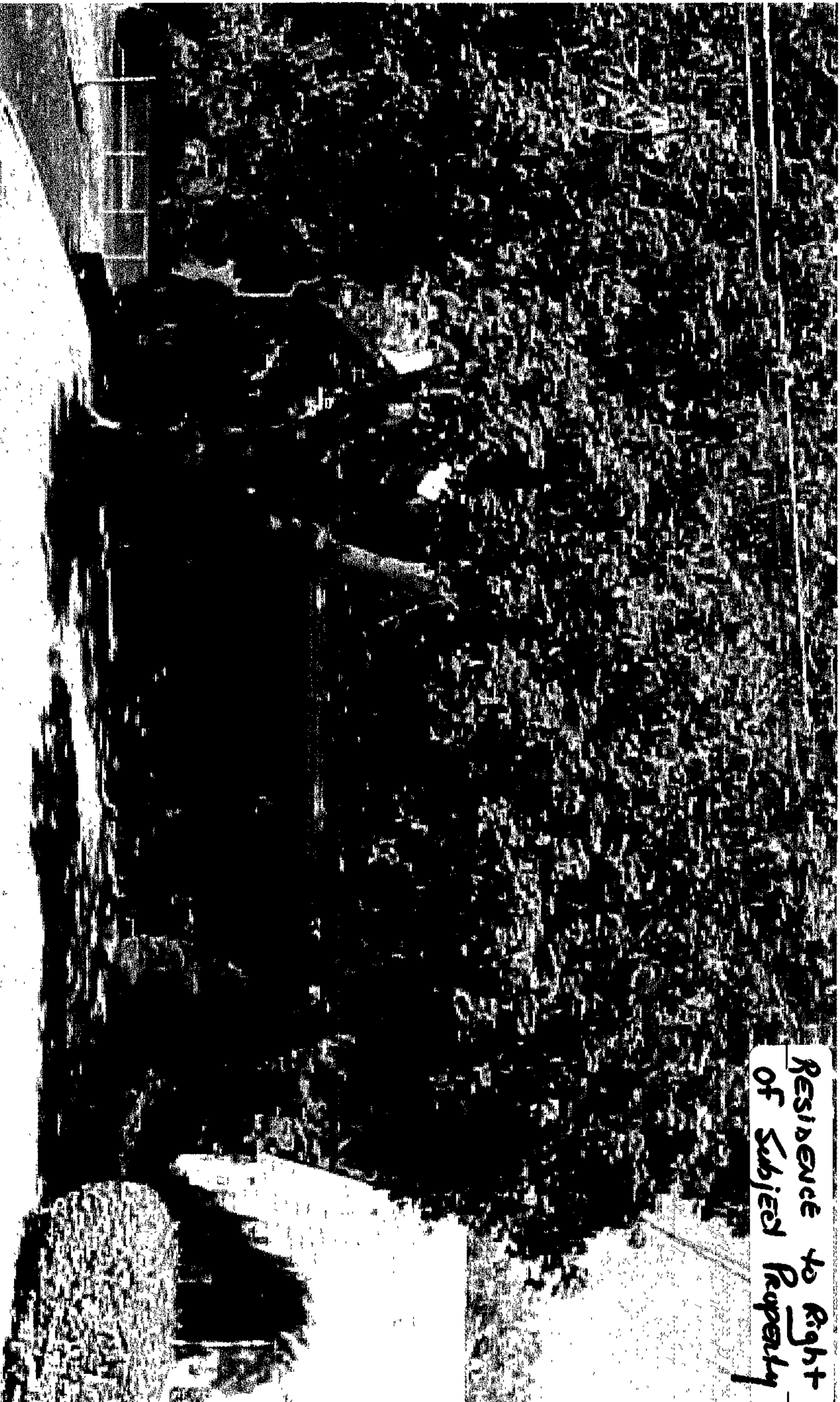
150



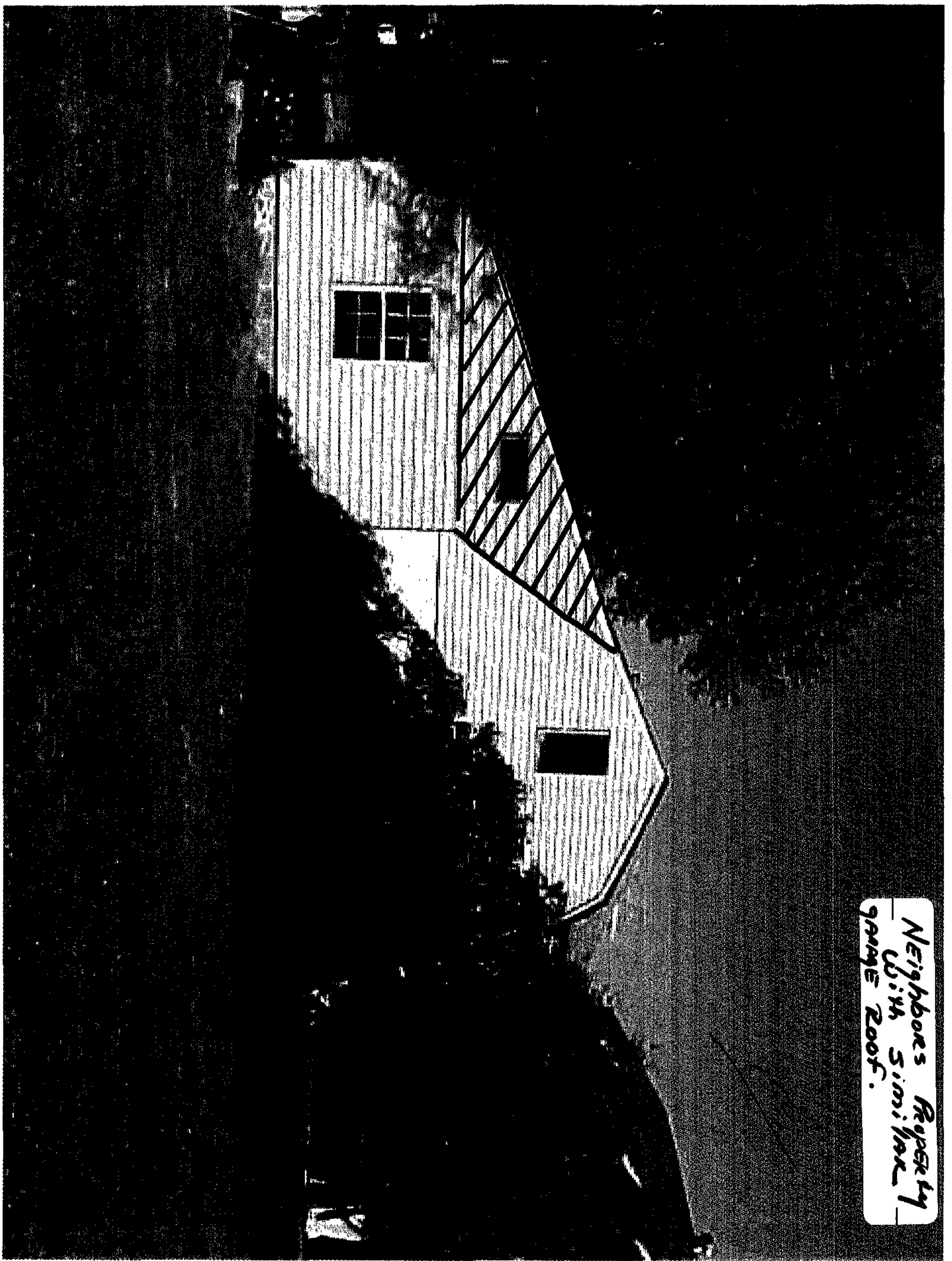
Residence to Left
of Subject Property

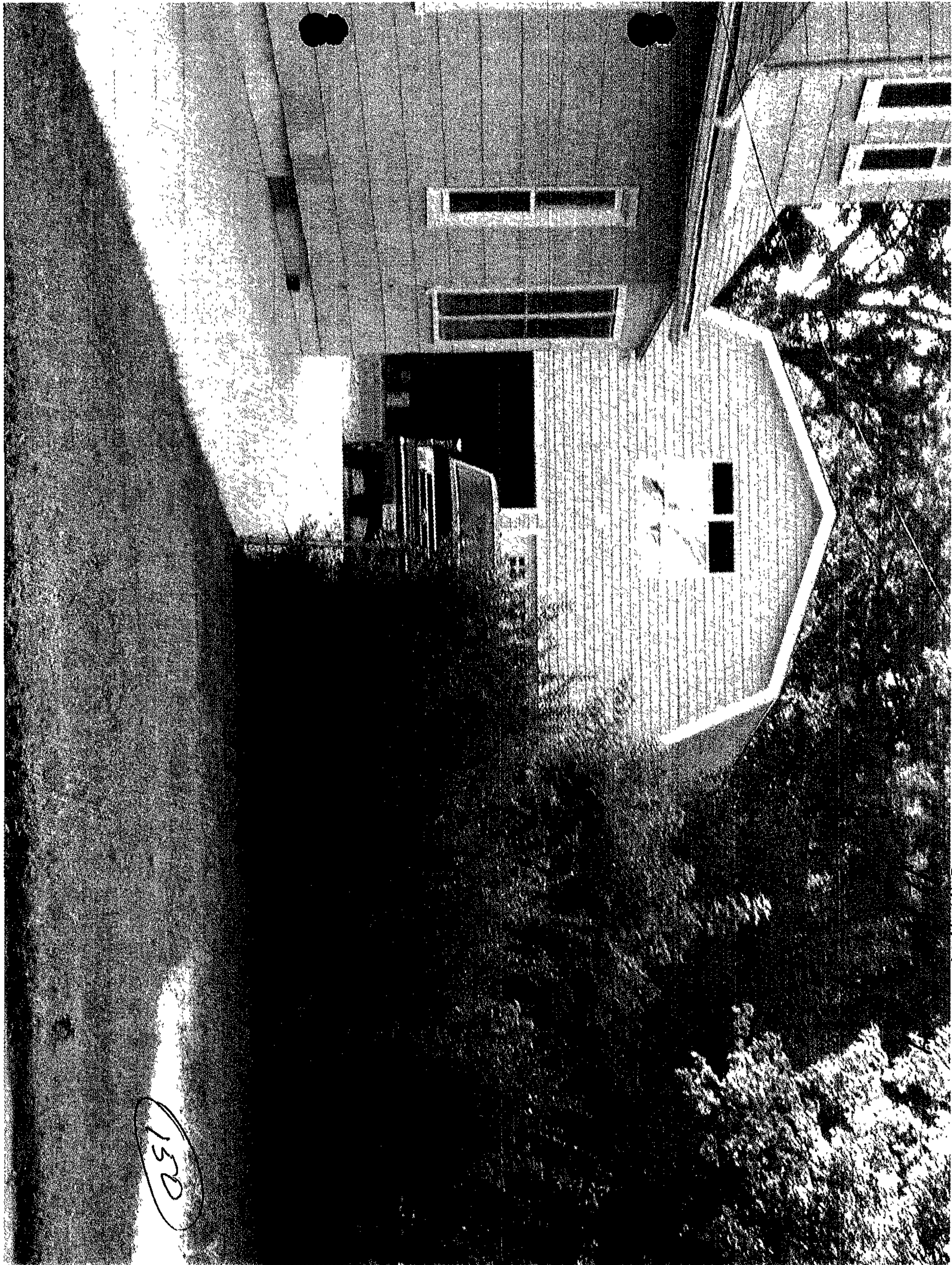


Residence to Right
of Subject Property



Neighbors Property
with similar
garage roof.





EXAMPLE

150

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

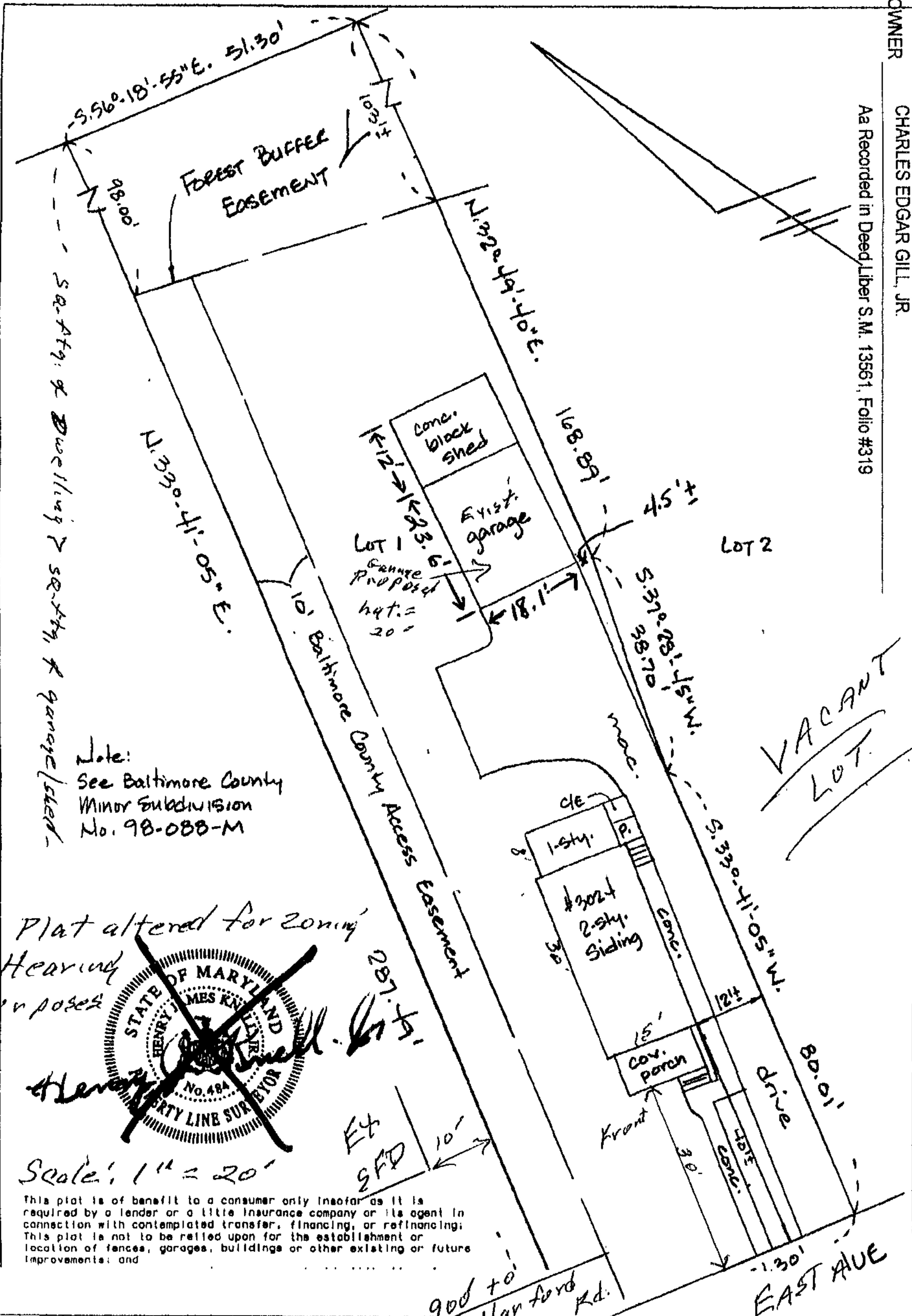
PROPERTY ADDRESS 3024 EAST AVENUE, PARKVILLE, MD. 21234-3105

SUBDIVISION NAME NOT APPLICABLE

PLAT BOOK # FOLIO # LOT # SECTION #

OWNER CHARLES EDGAR GILL, JR.

Aa Recorded in Deed Liber S.M. 13561, Folio #319

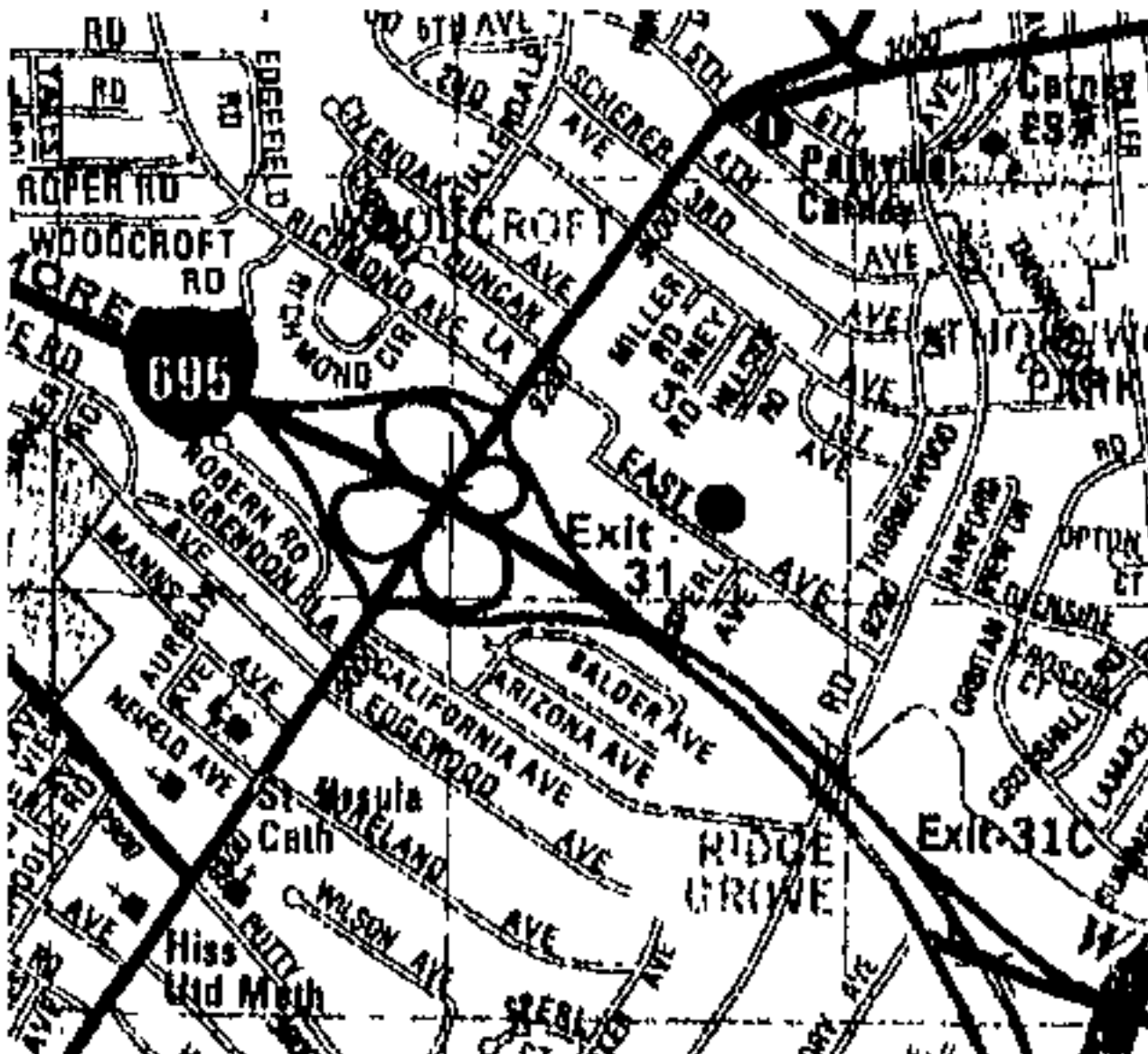


Plat altered for zoning Hearing purposes
Henry J. Knell
Scale: 1" = 20'

This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements; and



SCALE 1" = 1000'-0"



LOCATION INFORMATION

ELECTION DISTRICT 11th

COUNCILMANIC DISTRICT 6th

1"=200' SCALE MAP # 07133

ZONING DR 5.5

LOT SIZE

0.345 ACRES

15,014 SF

ACREAGE

SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

YES NO

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/ BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE

REVIEWED BY

ITEM #

CASE #

PREPARED BY

CHARLES EDGAR GILL, JR.

DR 5.5
150
150