

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Loyola Drive, east of the
centerline of Chestnut Avenue
9th Election District
5th Councilmanic District
(828 Loyola Drive)

John C. Stahl
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-565-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, John C. Stahl. The variance request is for property located at 828 Loyola Drive in the Charles Terrace Subdivision area of Baltimore County. The variance request is from Section 1BO2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side setback of 4 feet and a rear setback of 3 feet in lieu of the required 10 feet and 30 feet respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner requests relief from the required setbacks based on criteria established in *Anderson v BOA*. Petitioner is proposing a garage addition for the security and protection of his personal automobile. He is also seeking additional storage space in the garage and new roof truss attic space. The house currently does not have a basement or attic and has limited closet space. Petitioner states that he is in desperate need of a place to safely store things. Based on the layout of his property, the only practical place for the garage is to the east side of his house where the current driveway is located or trees must be removed. Petitioner states he requires second story access to the storage space addition. The house sits on a slab so there is virtually no storage space. Petitioner states that connection to the house is necessary for security reasons.

RECEIVED FOR FILING
6-7-06
[Signature]

In further support of his variance request, the Petitions provided a letter from Elan Merkel, property owner at 830 Loyola Drive, in support of the administrative variance.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: The Office of Planning states that based upon the architectural elevation drawings submitted, the Petitioner has declared his proposed garage addition to be 50% or less than the gross square footage of the existing dwelling; therefore, not requiring the Petitioner to go before the *Design Review Panel* for review.

Additionally, the proposed garage addition appears to be in keeping with the existing single family dwelling in terms of overall materials, roof pitch, and architecture. The Office of Planning therefore does not oppose the Petitioner's request for setback variances.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 10, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

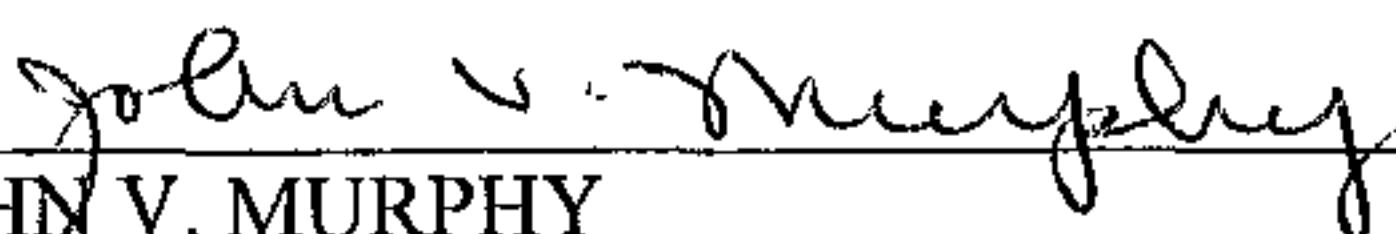
The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 7th day of June, 2006, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure(garage) to be located in the front yard in lieu of the required rear yard.

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:pz

6-706
pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 7, 2006

JOHN C. STAHL
828 LOYOLA DRIVE
TOWSON, MD 21204

Re: Petition for Administrative Variance
Case No. 06-565-A
Property: 828 Loyola Drive

Dear Mr. Stahl:

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:pz
Enclosure

c: Andrew W. Naden, Esquire, 17 Chesterfield Court, Monkton, MD 21111

ZONING DESCRIPTION

Zoning description for 828 Loyola Drive:

Beginning at a point on the north side of Loyola Drive which is 50' wide at the distance of 183' (+ or -) east of the centerline of the nearest improved intersecting street Chestnut Ave which is 50' wide and is 14' (+ or -) west of the centerline of the nearest improved intersecting street Terrace Way which is 50' wide. Being Lot # 36 (83) in the subdivision of Charles Terrace as recorded in Baltimore County Plat Book # 17, Folio # 28 containing 11,524 SF (+ or -). Also known as 828 Loyola Drive and located in the 9th Election District, 5th Councilmanic District.

06-565-67

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

06-05-79

No. 0275

DATE 06-05-79 ACCOUNT P. C. C. - C. C. C. - C. C. C.

AMOUNT \$ 65.00

RECEIVED FROM James C. S. - Baltimore

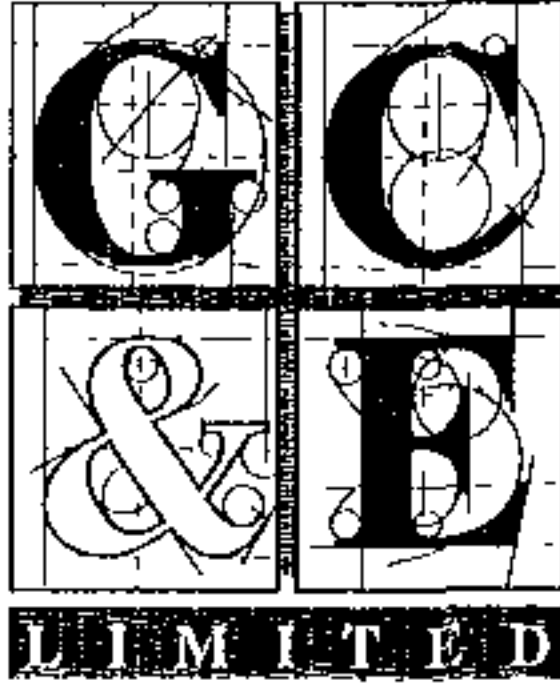
FOR Regis. LRP (2000)
228 Locust St.

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

0275

CASHIER'S VALIDATION

THIS RECEIPT IS VALID ONLY WHEN SIGNED BY THE CASHIER OF THE BALTIMORE COUNTY OFFICE OF BUDGET & FINANCE. IT IS NOT VALID FOR ANY OTHER PURPOSE.



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

CERTIFICATE OF POSTING

RE: CASE# 06-565-A
PETITIONER/DEVELOPER:
John Stahl
DATE OF CLOSING: May 29, 2006

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 photo)

LOCATION:

828 Loyola Drive

SIGNATURE OF SIGN POSTER

John Dill

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

POSTED ON: May 10, 2006

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #: 06-565-A

To permit: a side setback of 4 feet
and rear setback of 3 feet in lieu
of 10 feet and 30 feet respectively.

PUBLIC HEARING?

PURSUANT TO SECTION 24-127(D)(1), BALTIMORE COUNTY CODE
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 MAY 29, 2006.

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING DIVISION, DEVELOPMENT MANAGEMENT
DEPARTMENT

TEL 410-887-3297

PHOTOS ARE AVAILABLE UPON REQUEST

05/10/2006



05/10/2006

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 565 -A Address 828 Loyola Dr.

Contact Person: SOUSA K ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 05-04-06 Posting Date: 05-14-06 Closing Date: 05-29-06

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- 565 -A Address 828 Loyola Dr.

Petitioner's Name SOUSA C. STAHL Telephone 410-823 4646

Posting Date: 05-14-06 Closing Date: 05-29-06

Wording for Sign: To Permit A SIDE SETBACK OF 4 FT & REAR SETBACK
OF 3 FT. IN LIEU OF 10 & 30 RESPECTIVELY.

WCR - Revised 6/25/04

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: OG-565-F
Petitioner: John C Stahl
Address or Location: 828 Loyola Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Stahl
Address: 828 Loyola Drive
Towson, MD 21204
Telephone Number: 410-823-4646

Revised 7/11/05 - SCJ

OG-565-F



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 828 LOYOLA DRIVE

which is presently zoned DR 3.5

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)

1 BOZ. 301 (C) (A) (U) - to
PERMIT A SIDE SETBACK OF 4 FT. & REAR SETBACK OF 5 FT. (IN
LIEU OF 10 FT. & 30 FT. RESPECTIVELY.

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):

MR. JOHN C. STAHL

Name - Type or Print

Signature

Name - Type or Print

Signature

828 LOYOLA DRIVE

410-823-4646

Address

Telephone No.

TOWSON

MARYLAND

21204

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10/25/01 day of October, 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. 06-565-9

Reviewed By SP7 Date 05-04-06

REV 10/25/01 6-7-06

Estimated Posting Date 05-14-06

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 828 LOYOLA DRIVE
Address
TOWSON MARYLAND 21204
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):

THERE ARE TWO PRIMARY REASONS I AM REQUESTING AN ADMINISTRATIVE VARIANCE; BOTH RELATED TO THE PRACTICAL DIFFICULTY CRITERIA ESTABLISHED IN ADERSON v BOA. FIRST, I AM PROPOSING A GARAGE ADDITION FOR THE SECURITY AND PROTECTION OF MY PERSONAL AUTOMOBILE. I AM ALSO SEEKING ADDITIONAL STORAGE SPACE IN THE GARAGE AND NEW ROOF TRUSS ATTIC SPACE. THE HOUSE CURRENTLY DOES NOT HAVE A BASEMENT OR ATTIC AND HAS LIMITED CLOSET SPACE. THEREFORE I AM IN DESPERATE NEED OF A PLACE TO SAFELY STORE THINGS.

BASED ON THE LAYOUT OF MY PROPERTY, THE ONLY PRACTICAL PLACE FOR THE GARAGE IS TO THE EAST SIDE OF THE HOUSE WHERE THE CURRENT DRIVEWAY IS LOCATED, *or trees must be removed, require 2nd story access to storage space + addition.*
Have sits on SLAB - so virtually no storage space
connection to house is necessary for security reasons.

Attorney for petitioner;
TEL. (410) 707-2300 (6)
Andrew W. Naden, Esquire
17 Chesterfield Court
Monkton, MD 21111

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.

John C. Stahl
Signature
JOHN C. STAHL
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of May 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Dorothy Kukawski
Notary Public
My Commission Expires 11.1.08

**Department of Permits and
Development Management**



Baltimore County

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

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

May 30, 2006

Mr. John C. Stahl
828 Loyola Drive
Towson, MD 21204

Dear Mr. Stahl:

RE: Case Number: 06-565-A, 828 Loyola Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 4, 2006.

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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

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

May 16, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: May 15, 2006

Item Numbers: 558 thru 573

See

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 Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 5.16.06

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

RE: Baltimore County
Item No. 565 JRA

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

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

DATE: May 26, 2006

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

SUBJECT: 828 Loyola Drive

INFORMATION:

Item Number: 6-565

Petitioner: John C. Stahl

Zoning: DR 3.5

Requested Action: Administrative Variance

RECEIVED

JUN 07 2006

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

Based upon the architectural elevation drawings submitted, the petitioner has declared his proposed garage addition to be 50% or less than the gross square footage of the existing dwelling, therefore not requiring the petitioner to go before the Design Review Panel for review.

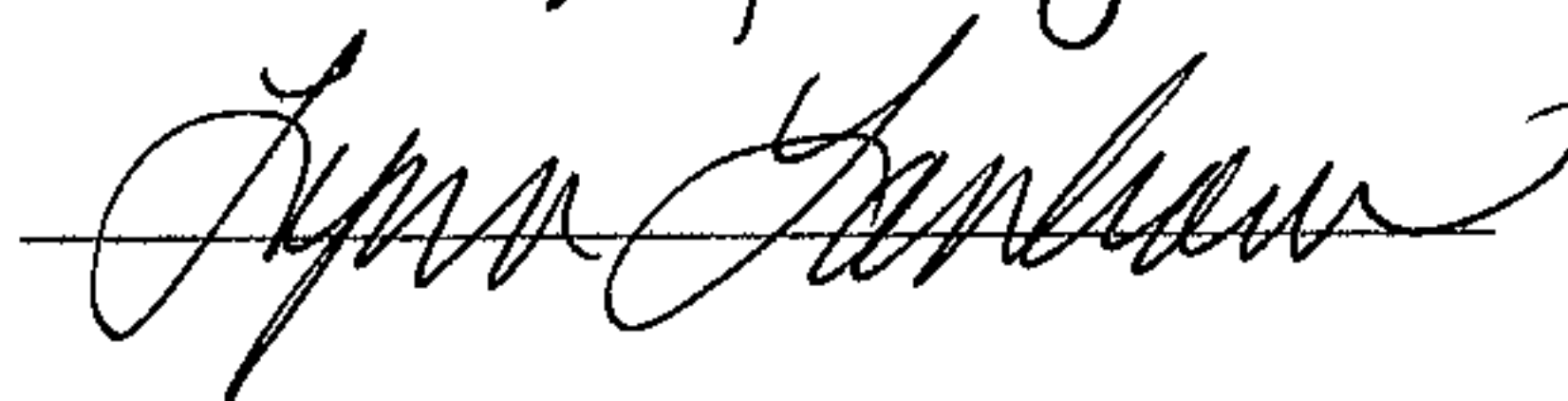
Additionally, the proposed garage addition appears to be in keeping with the existing single family dwelling in terms of overall materials, roof pitch, and architecture. The Office of Planning therefore does not oppose the petitioner's request for setback variances.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 17, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2006
Item Nos. 558, 560, 561, 562, 563, 564,
(565) 566, 567, 568, 571, 572, 573

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-05172006.doc

March 8, 2006

Baltimore County Permit & Plans Review
111 West Chesapeake Avenue
Towson, Maryland 21204

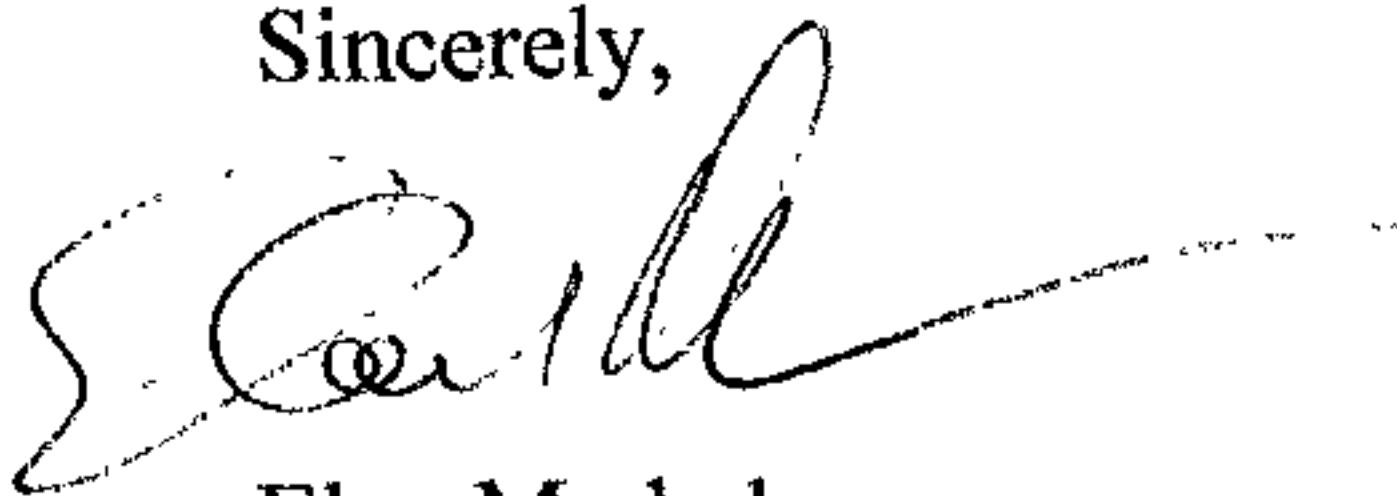
Re: Stahl Residence Addition
828 Loyola Drive

To Whom It May Concern:

I am writing this letter to inform Baltimore County that I reviewed Mr. Stahl's plans, prepared by Mark Mobley Architecture, for the proposed addition and do not have any issues with the building layout. I am his next neighbor at 830 Loyola Drive located adjacent to the new addition side of the house. I understand the addition will encroach approximately 4' into the property set back. I have no problem with Mr. Stahl's plan and would support him with the new addition.

If you have any questions, please don't hesitate to give me a call. I hope you will grant him a variance to enable him to commence with his construction.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elan Merkel', with a long, sweeping horizontal line extending to the right.

Elan Merkel

OG 565-17

Baltimore County - My Neighborhood



15-595-90
06-565-7



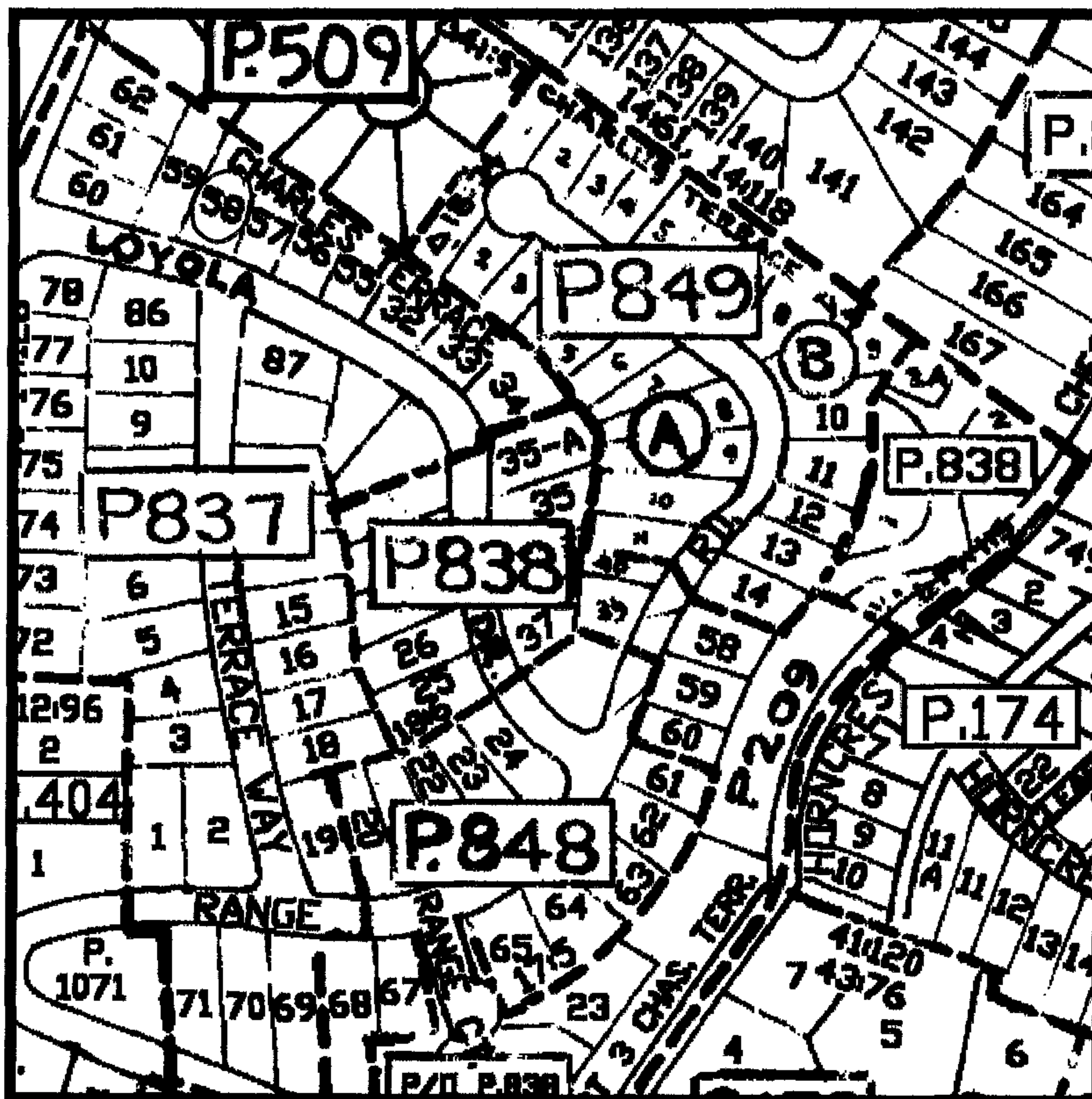
06-65-0



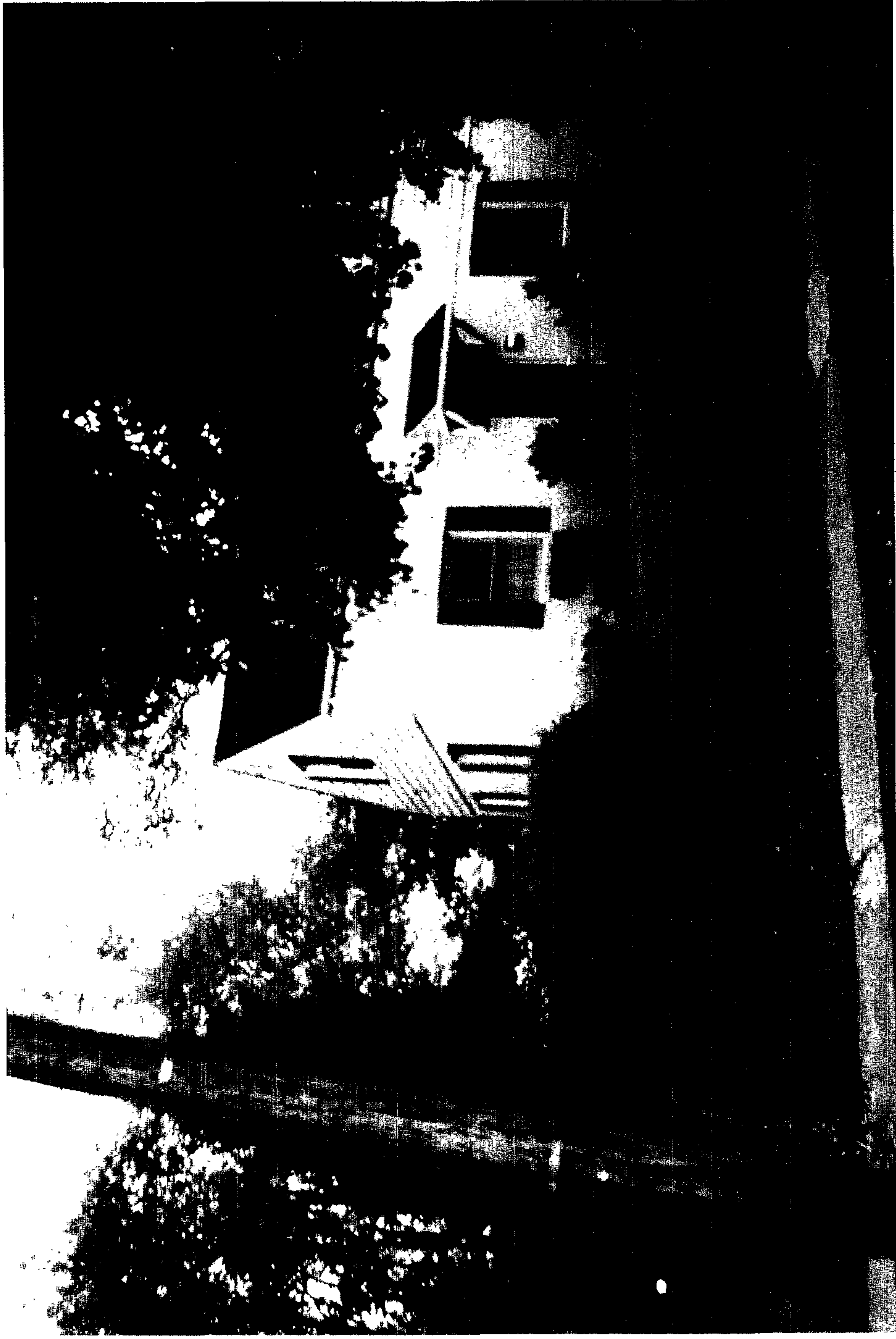
Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 09 Account Number - 0914400070

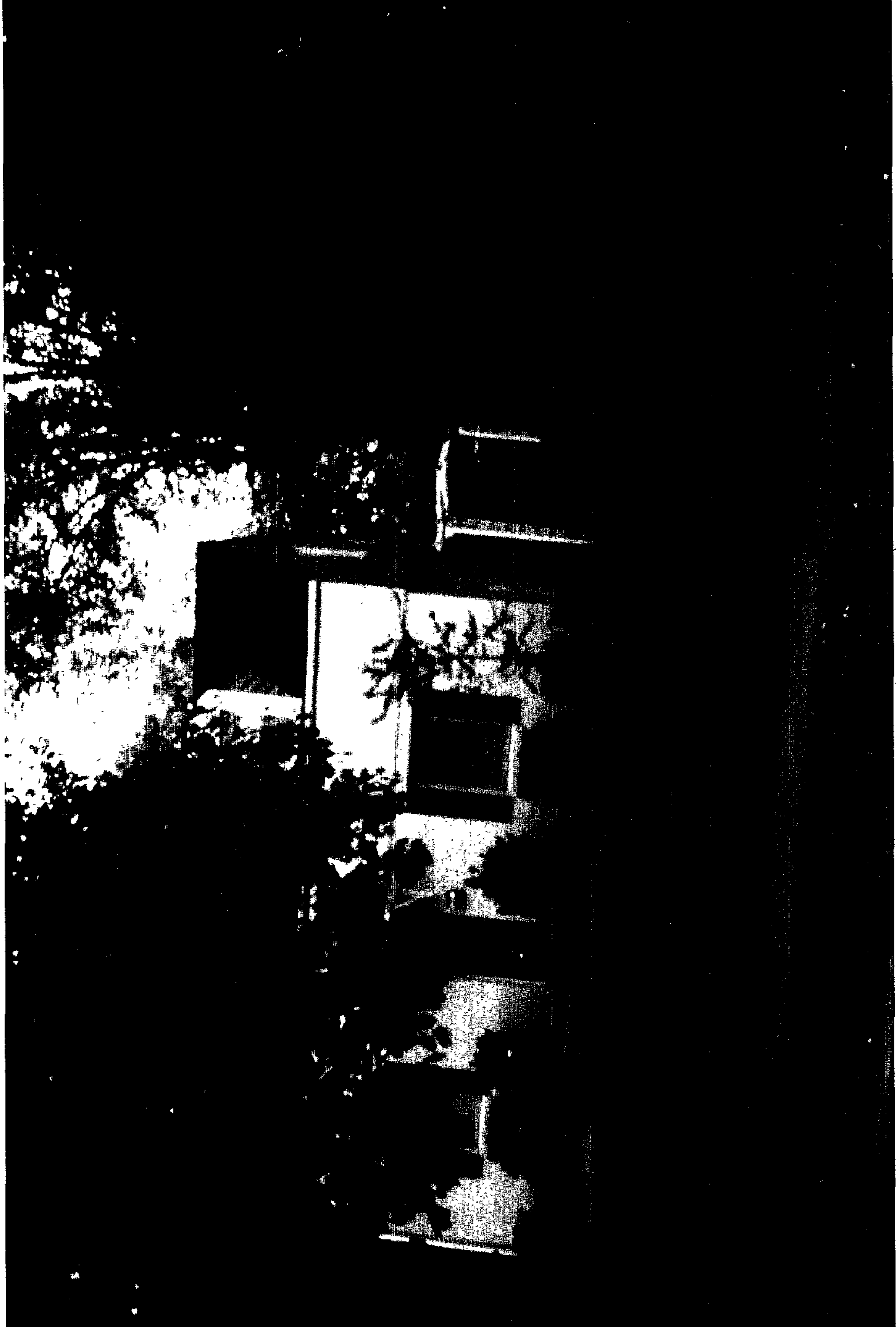


Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us/webcom/index.html



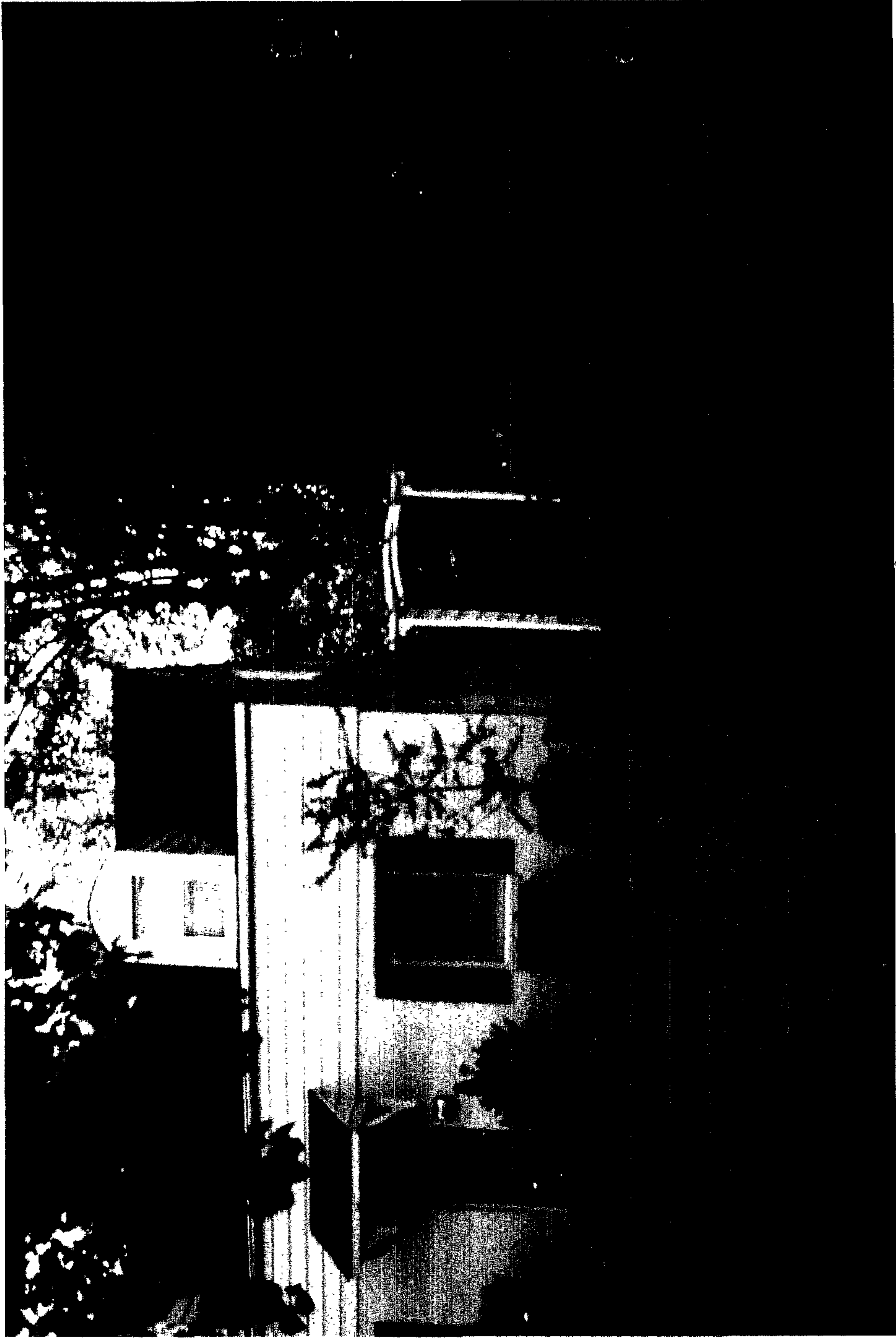
Front View from Loyola (left side)

06-565-2



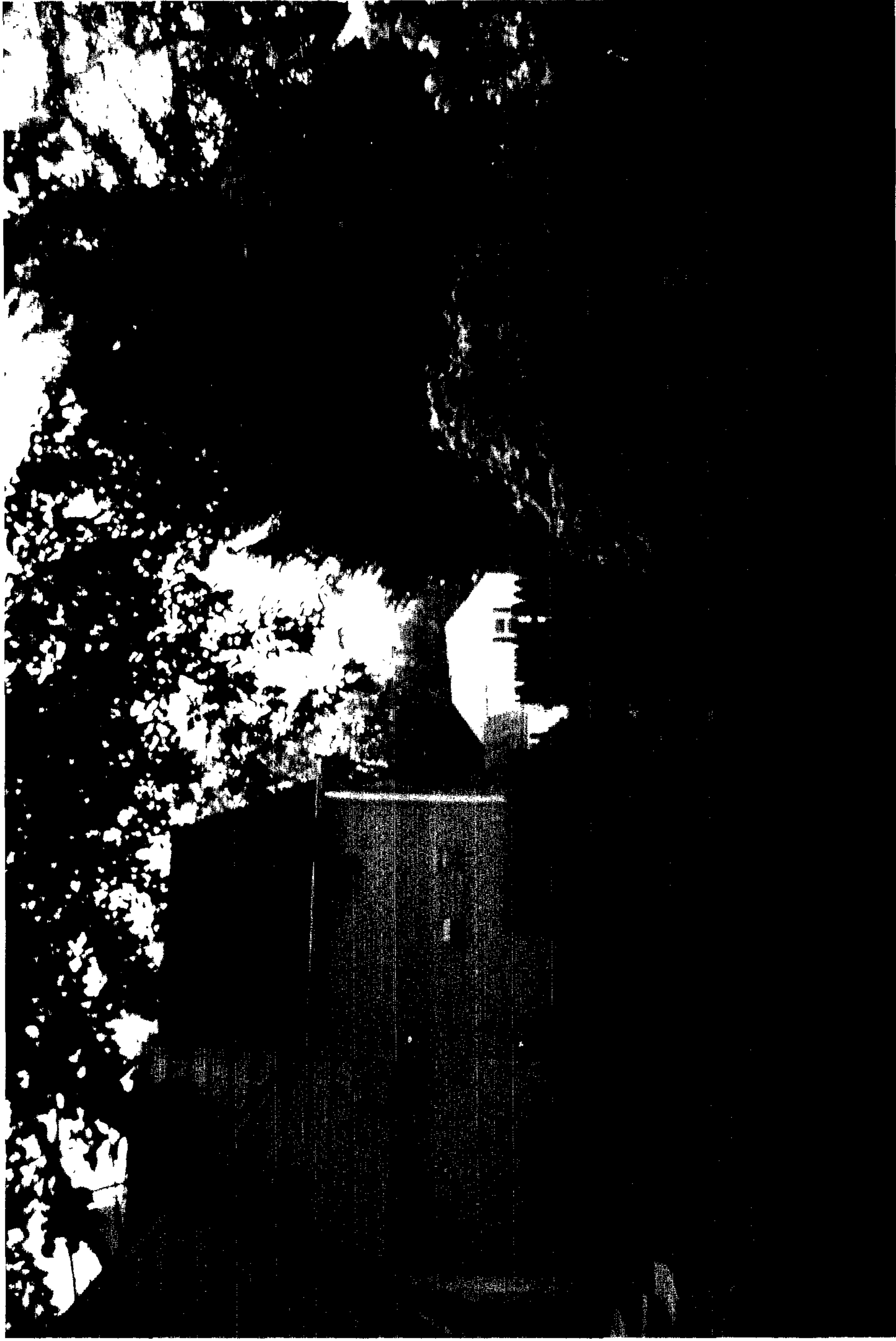
Front View from Loyola (Fullview)

OG 565-7



Front View from Loyola (right side)

06.565.0



Back View toward Loyola

06.565.7

SPECIAL HEARING

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

CHARLES TERRACE

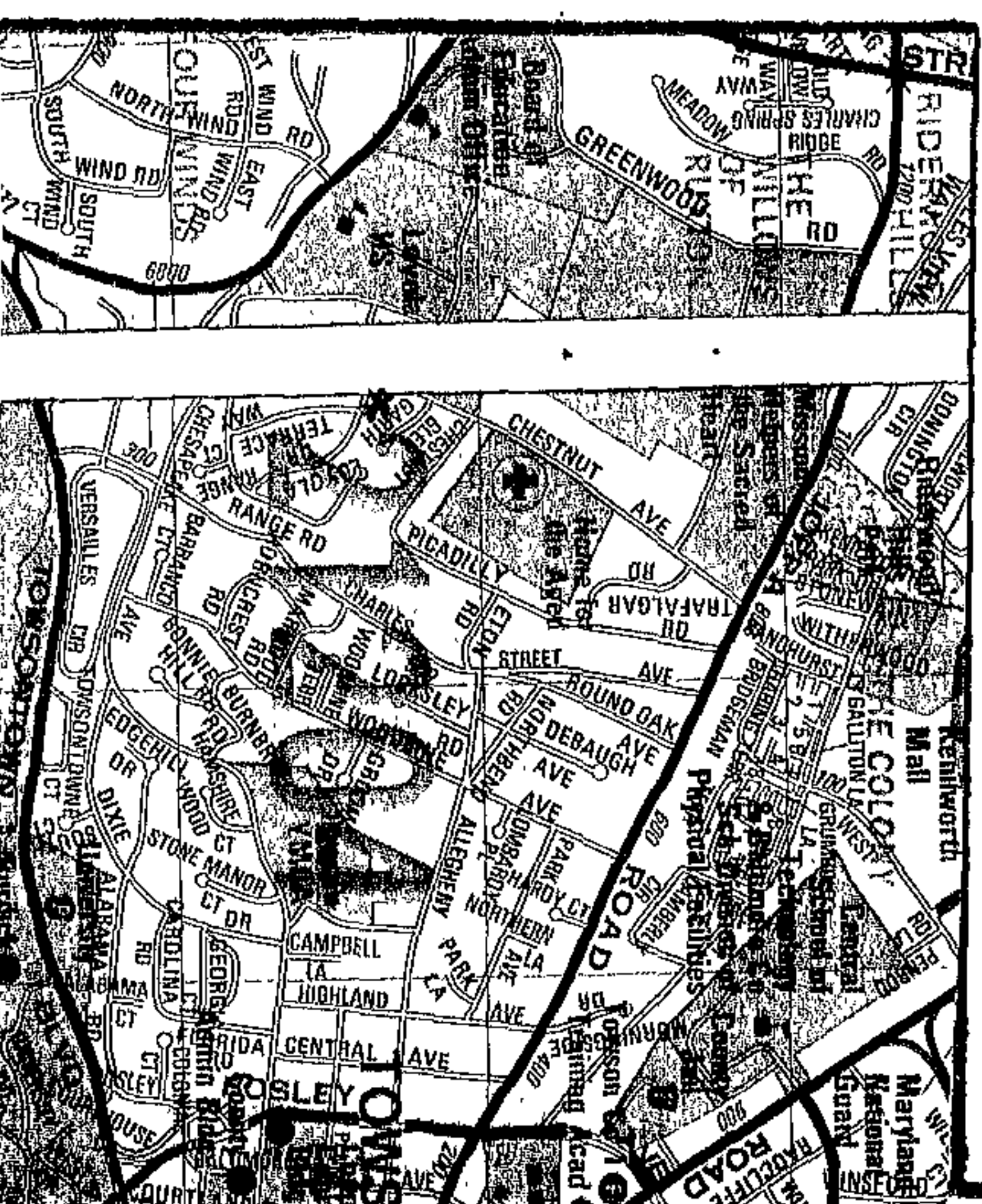
FOLIO # 28 LOT # 36(83) SECTION #

C STAHL



1

SCALE OF DRAWING: 1" = 30'-0"



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

—

ICT

#06902

C. 53.2

SQUARE FEET

PUBLIC PRIVATE

☒☒

13

1



Nine

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

10

SECRET