

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
N/S Patuxent Avenue, at W/S *
Intersection with Walnut Avenue * DEPUTY ZONING COMMISSIONER
15th Election District *
7th Councilmanic District * OF BALTIMORE COUNTY
(600 Patuxent Avenue) *
Stephen B. Hopkins and Roseann M. Peters *
Petitioners * CASE NO. 07-016-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, Stephen B. Hopkins and Roseann M. Peters. The variance request is for property located at 600 Patuxent Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the minimum required 10 feet for a proposed sunroom addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that they would like to build a 10 foot x 20 foot sunroom on the west side of the home. The proposed location is the only logical place for the sunroom to be built. There is an existing sliding patio door at this location and the sunroom will be built over an existing concrete slab. Their home is on a corner lot with a 34 foot setback between the house and Walnut Avenue which leaves them with only a 13 foot side setback on the west side of the property. This is location for the proposed sunroom which will leave them with a 3 foot setback. .

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

8-28-06
PZ

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 29, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

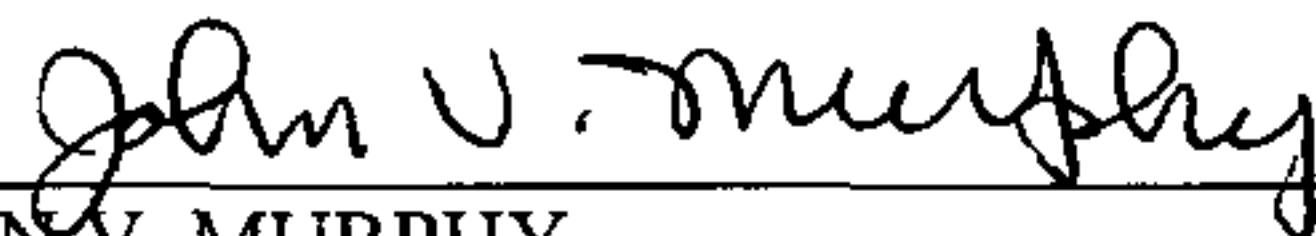
The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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 28th day of August, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the minimum required 10 feet for a proposed sunroom addition be and is hereby GRANTED, subject to the following:

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.

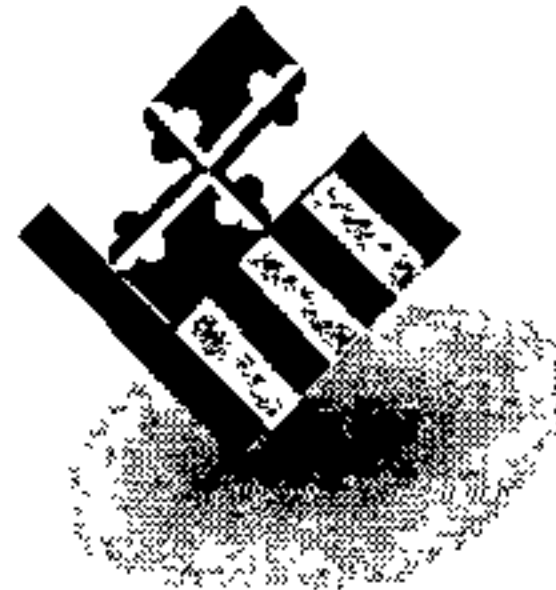
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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8-28-06
PZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 28, 2006

STEPHEN B. HOPKINS AND
ROSEANN M. PETERS
600 PATUXENT AVENUE
BALTIMORE MD 212377

Re: Petition for Administrative Variance
Case No. 07-016-A
Property: 600 Patuxent Avenue

Dear Mr. Hopkins and Ms. Peters

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 Mike Diehl, 7110 Golden Ring Road, Baltimore MD 21221

RECEIVED FOR FILING
8-28-06
PS



CBCA
ORIGINAL
KEEP
IN
FILE

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 600 Patuxent Ave.
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) 1B02.3.C.1 BCZR

TO PERMIT A SIDE YARD SETBACK OF 3 FT. IN LIEU OF THE MINIMUM
REQUIRED 10 FT. FOR A PROPOSED SUNROOM ADDITION.

GA

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):

Stephen B. Hopkins

Name - Type or Print

Signature

Roseann M. Peters

Name - Type or Print

Signature

600 Patuxent Ave.

(410) 574-4382

Address

Telephone No.

Baltimore

MD

21237

City

State

Zip Code

Representative to be Contacted:

Mike Diehl

Name

7110 Golden Ring Road

410-780-0062

Address

Telephone No.

Baltimore

MD

21221

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 day of August, 2006, 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 DO/VL

Date 7/18/06

Estimated Posting Date 7/30/06

CASE NO.

07 016 A

REV. 10/25/01

WHEN RECEIVED FOR FILING

8-28-06

by

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 600 Patuxent Ave.
Address
Baltimore MD 21237
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):

We would like to build a sunroom 10'x20' on the side of our home this is the only place we can realistically construct the room being there is an existing sliding patio door at this location and the sunroom will be built over an existing concrete slab. Our property is location in the CBCA and we are only allowed a certain amount of impervious area on our lot (25%). This brings us to our problem, Our home is on a corner lot and we have a 34ft setback between our home and Walnut Ave. this leaves us with only a 13ft. Side setback on the west side of our property, this is the location of the proposed 10'x20' sunroom this will leave us with a 3ft setback. Therefore we are asking for a 3ft setback in lieu of the required 10ft.

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.

Stephen B. Hopkins
Signature

Stephen B. Hopkins
Name - Type or Print

Roseann M. Peters
Signature

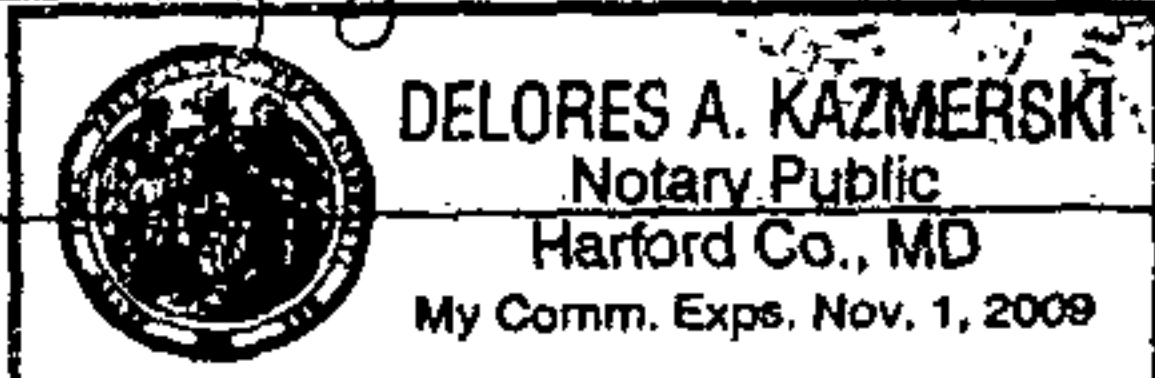
Roseann M. Peters
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of July, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Stephen B. Hopkins & Roseann M. Peters
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A. Kazmerski
Notary Public
My Commission Expires


016

Zoning Description for 600 Patuxent Ave.
(which is a corner lot)

Beginning at a point on the north side of Patuxent Ave. which is 40 ft. and the west side of Walnut Ave. which is 40 ft. wide. *Being lots #802,803 and 804, in the subdivision of Chesaco Park as recorded in the Baltimore county Plat Book #3, Folio #111, containing 7,500 sq. ft. Also known as 600 Patuxent Ave. and located in the 15th election district, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 109

DATE 7/18/06

ACCOUNT 001 006 6150

AMOUNT \$65.00

RECEIVED FROM: Champion Pate

FOR: Ben Van

600 Patuxent Ave

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

7/18/2006 7/18/2006 09:51:01

RED W802 HALL JENKINS

RECEIPT # 64412 7/18/2006 09:51

DEPT 5 520 ZIRONS VERIFICATION

CR NO. 005707

Receipt Tot

\$65.00

CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-016-A

Petitioner/Developer: STEVE

HOPKINS, ROSANU PETERS

Date of Hearing/Closing: 8-14-06

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

ATTN: Kristen Matthews {(410) 887-3394}

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:

600 PATUXENT AVE

The sign(s) were posted on

7-29-06
(Month, Day, Year)

Sincerely,

Robert Black 7-31-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

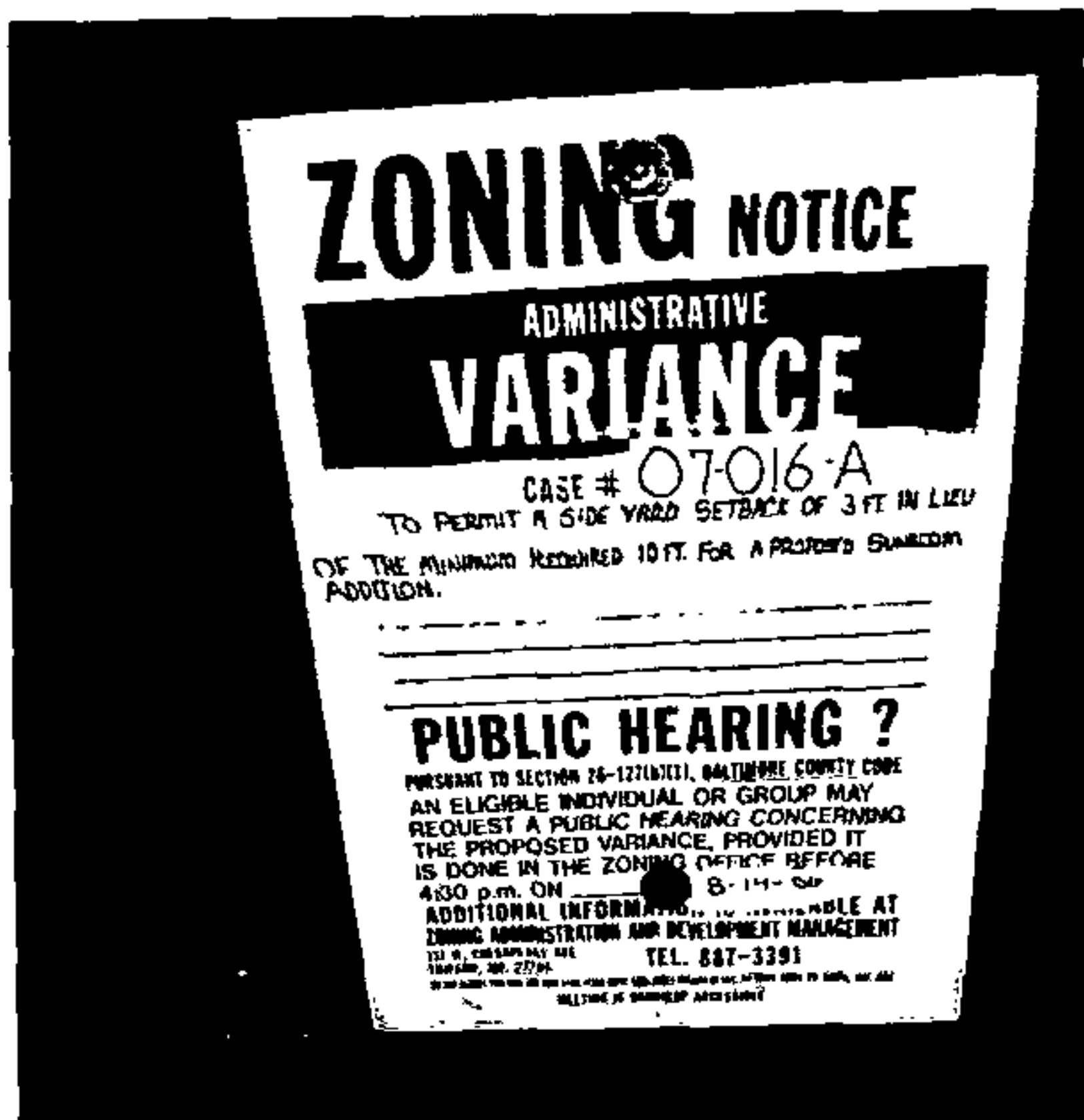
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 016 -A Address 600 PATUXENT AVE
Contact Person: JOHN LEWIS (DROP OFF) Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/18/06 Posting Date: 7/30/06 Closing Date: 8/14/06

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 07- 016 -A Address 600 PATUXENT AVE
Petitioner's Name HOPKINS AND PETERS Telephone 410 574 4382
Posting Date: 7/30/06 Closing Date: 8/14/06
Wording for Sign: To Permit A SIDE YARD SETBACK OF 3FT. IN LIEU OF
THE MINIMUM REQUIRED 10 FT. FOR A PROPOSED SUNROOM
ADDITION

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:

07 - 016 - A

Petitioner:

Steve Hopkins

Address or Location:

600 Patuxent Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Champion

Address:

7110 Golden Ring Rd

Balto Md 21221

Telephone Number:

410 780-0062



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

August 15, 2006

Stephen B. Hopkins
Roseann M. Peters
600 Patuxent Avenue
Baltimore, MD 21237

Dear Mr. Hopkins and Ms. Peters:

RE: Case Number: 07-016-A, 600 Patuxent Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 18, 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 black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Mike Diehl 7110 Golden Ring Road Baltimore 21221

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 31, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For July 31, 2006
Item Nos. 06-010, 06-176, 07-012, 013,
016, 017, 018, 020, 021, 022, and 023

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-07282006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: August 28, 2006

SUBJECT: Zoning Item # 07-16-A
Address 600 Patuxent Avenue

Zoning Advisory Committee Meeting of July 24, 2006

- X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: G. Shaffer

Date: 8/28/06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 9, 2006

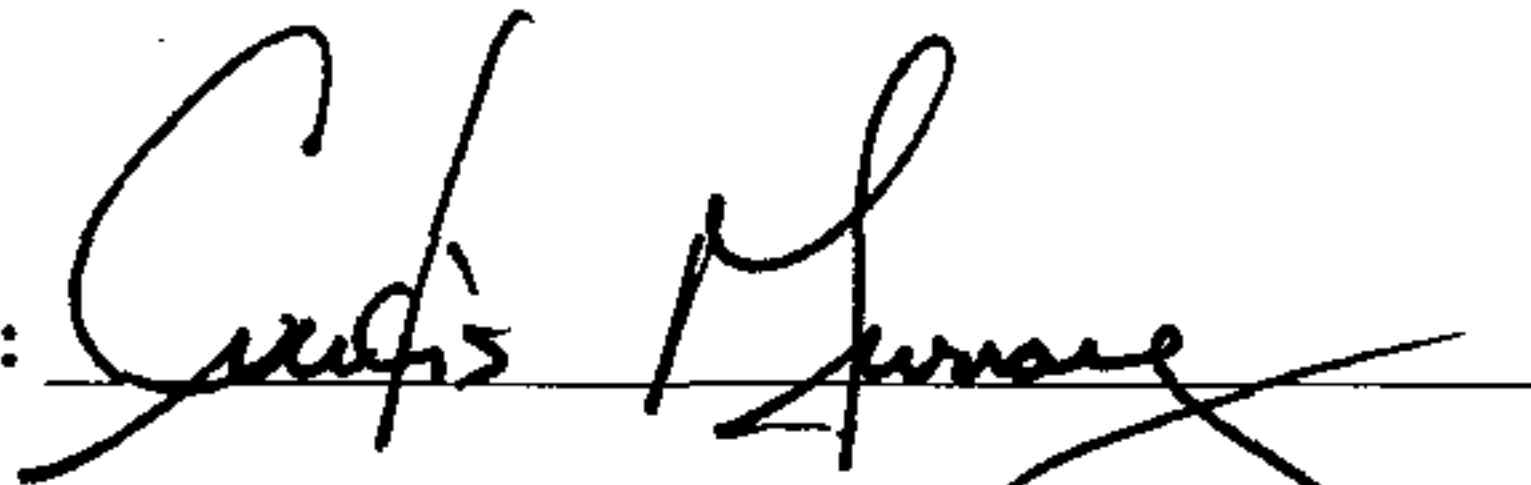
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-016- Administrative Variance**

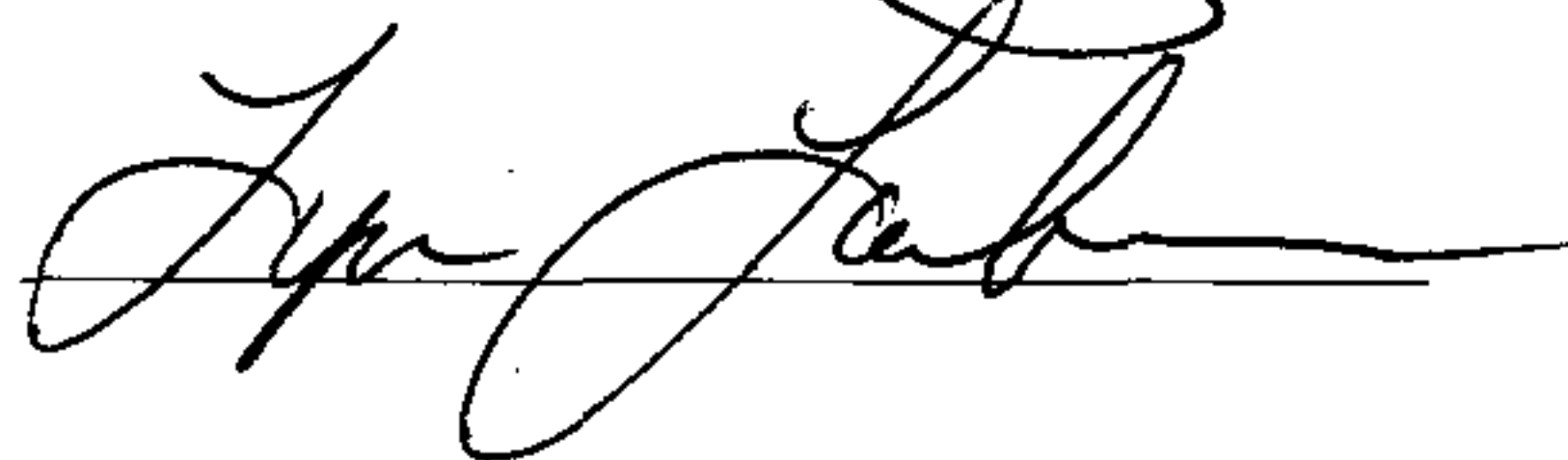
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

RECEIVED

AUG 18 2006

ZONING COMMISSIONER

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



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

Maryland Department of Transportation

Date: 7.21.06

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

RE: Baltimore County
Item No. 016 JLL

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

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 7/13/06

OEA: W/SAS
HISTORIC DISTRICT/BLDG.

PERMIT #: 13
RECEIPT #: 2
CONTROL #: MP
XREF #:

PROPERTY ADDRESS: 600 Patuxent Ave ☐ YES ☐ NO
SUITE/SPACE/FLOOR
SUBDIV: Chesaca Park ☐ DO NOT KNOW
TAX ACCOUNT #: 1503001101 DISTRICT/PRECINCT:

FEE: 6045
PAID: 650
PAID BY: MP
INSPECTOR:

OWNER'S INFORMATION (LAST, FIRST)
NAME: Hopkins Stephen + Roseann
ADDRESS: 600 Patuxent Ave

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

APPLICANT INFORMATION
NAME: Gerard Andersen
COMPANY: Champion
STREET: 7110 Golden King Rd
CITY/STATE: Balto. Md. 21221
PHONE #: 410 780-0062 FAX #: 51945 MHBR #

APPLICANT
SIGNATURE: Gerard Andersen DRC#
PLANS: CONST 2 PLOT 2 PLAT 0 DATA 0 EL 2 PL 2
TENANT:
OWNER: Champion Window Co of Balto. LLC
ENGR:
SELLR:

- TYPE OF IMPROVEMENT
1. ☐ NEW BLDG CONST
 2. ☒ ADDITION
 3. ☐ ALTERATION
 4. ☐ REPAIR
 5. ☐ WRECKING
 6. ☐ MOVING
 7. ☐ OTHER

DESCRIBE PROPOSED WORK: Const main room
addition on side of bldg, 10' x 20' approx

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

NON-RESIDENTIAL

08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE (LENGTH HEIGHT)
11. ☐ INDUSTRIAL, STORAGE BUILDING
12. ☐ PARKING GARAGE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ SIGN
19. ☐ STORE ☐ MERCANTILE ☐ RESTAURANT
SPECIFY TYPE
20. ☐ SWIMMING POOL
SPECIFY TYPE
21. ☐ TANK, TOWER
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. ☐ OTHER

TYPE FOUNDATION

1. ☐ SLAB
2. ☐ BLOCK
3. ☐ CONCRETE

BASEMENT

1. ☐ FULL
2. ☐ PARTIAL
3. ☐ NONE

TYPE OF CONSTRUCTION

1. ☒ MASONRY
2. ☐ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☐ GAS
2. ☐ OIL
3. ☐ ELECTRICITY
4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☐ PUBLIC SEWER ☐ EXISTS ☐ PROPOSED
2. ☐ PRIVATE SYSTEM ☐ EXISTS ☐ PROPOSED
- ☐ SEPTIC ☐ EXISTS ☐ PROPOSED
- ☐ PRIVY ☐ EXISTS ☐ PROPOSED

CENTRAL AIR: 1. ☐ 2. ☐
ESTIMATED COST OF MATERIALS AND LABOR: 26,000

1. ☐ PUBLIC SYSTEM ☐ EXISTS ☐ PROPOSED
2. ☐ PRIVATE SYSTEM ☐ EXISTS ☐ PROPOSED

PROPOSED USE: 5th and addition
EXISTING USE:

OWNERSHIP

1. ☐ PRIVATELY OWNED
2. ☐ PUBLICLY OWNED
3. ☐ SALE
4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☐ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. ☐ HIRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. ☐ Y 2. ☐ NO BATHROOMS CLASS 04
POWDER ROOMS KITCHENS LIBER 3 FOLIO 111

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 200 SIZE 75 x 100
WIDTH 10' FRONT STREET
DEPTH 20 SIDE STREET
HEIGHT FRONT SETBK
STORIES SIDE SETBK 3' / NO
LOT #'S SIDE STR SETBK
CORNER LOT REAR SETBK
1. ☐ YES 2. ☐ NO ZONING DR 5.5

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING :
PUB SERV :
ENVRMNT :
PERMITS :
DATE: 7/13/06
DATE: 7/28/06
DATE: 7/28/06

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

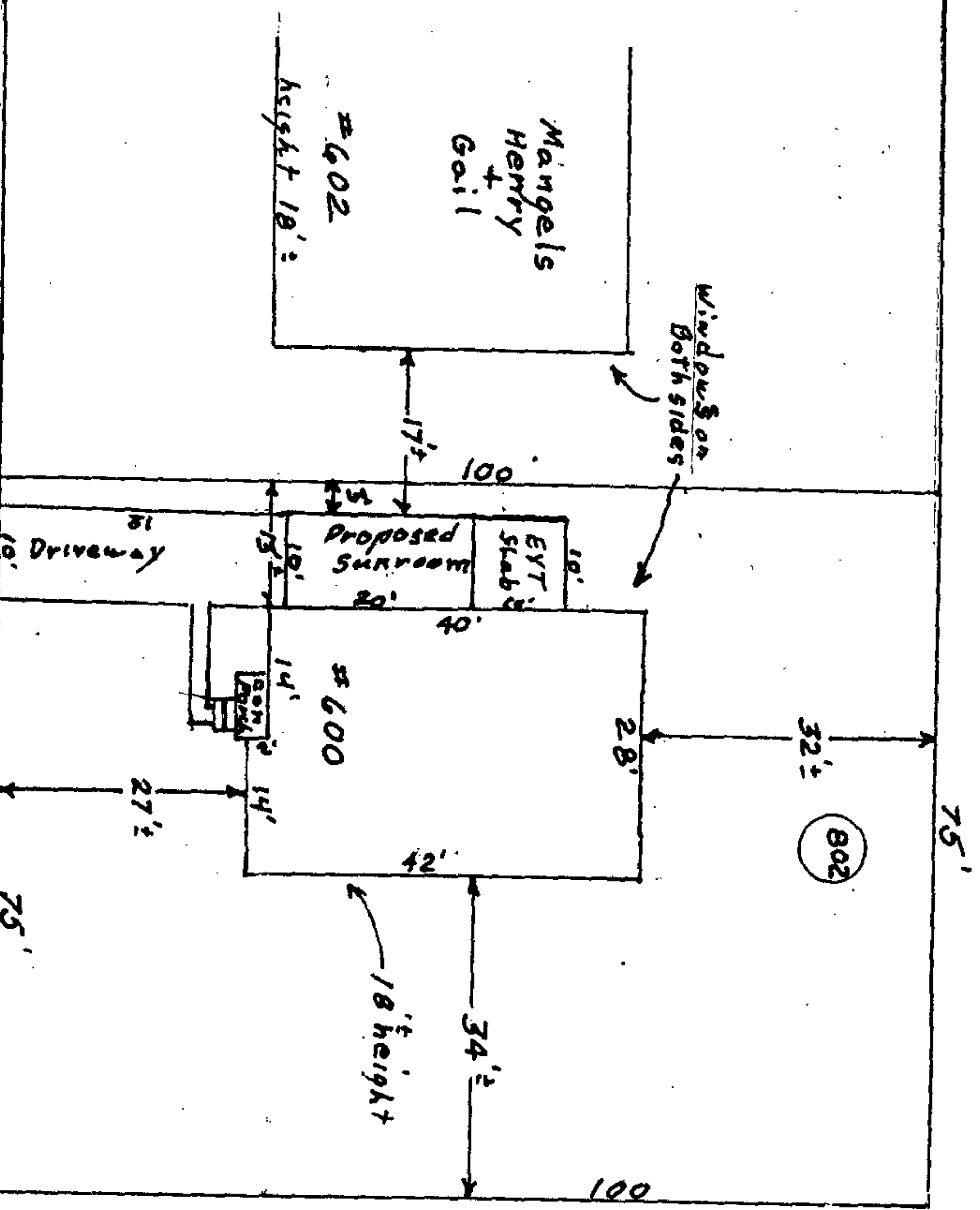
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 600 Patuxent Ave.

SUBDIVISION NAME Chesaco Park.

PLAT BOOK # 3 FOLIO # 111 LOT # 802 SECTION #

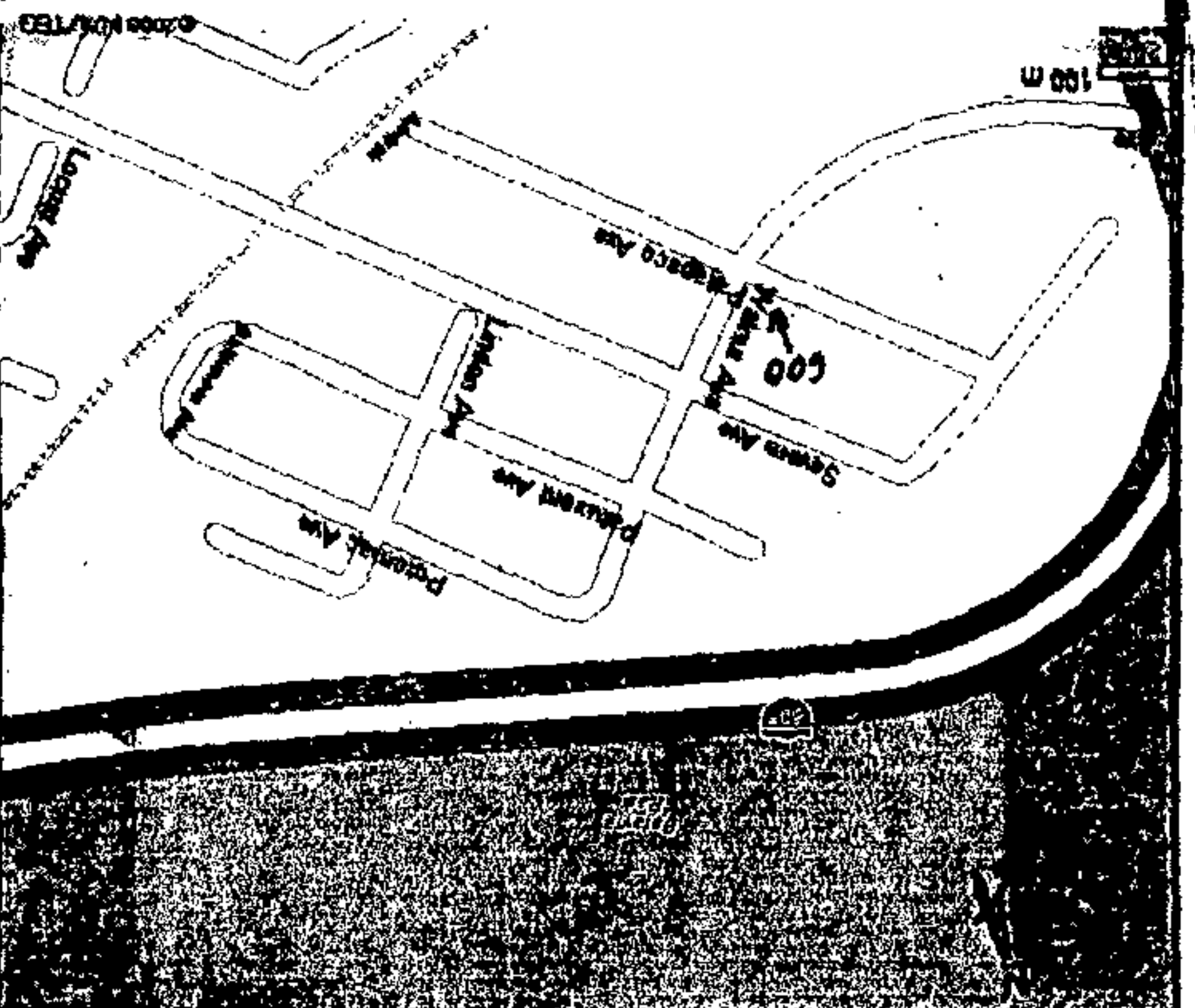
OWNER Hopkins Stephen + Peters Roseann



Patuxent Ave. 40' R/W

Walnut Ave 40' R/W

PSB
C-1-A



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 096C1

ZONING DR. 5.5

LOT SIZE

ACREAGE 7,500
SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # 07-016-A CASE # 1

Prepared by

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 20'



014

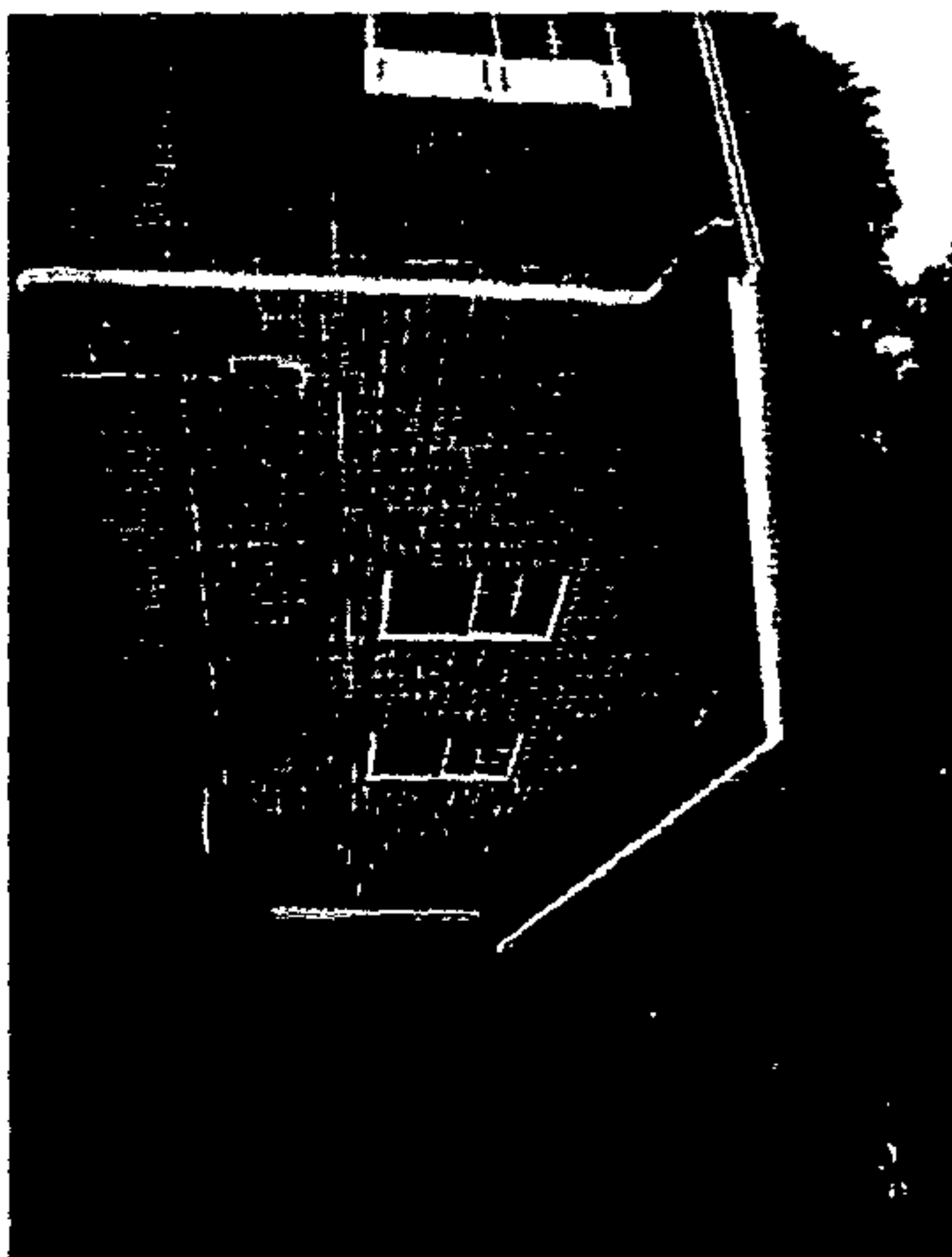
600 Patuxent Ave.



910



front view of 600 Patuxent Ave.



side view of 602 Patuxent ave.



location of proposed 10'x20' sunroom over existing slab. on the side of 600 Patuxent Ave.

016