

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of 47th Street, 298 feet south of c/l
Of Eastern Avenue
12th Election District
7th Councilmanic District
(510 47th Street)

Ray L. Leitner and Velma G. Leitner
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-110-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, Ray L. Leitner and Velma G. Leitner. The variance request is for property located at 510 47th Street. The variance request is from Section 301.1A and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (carport) be located 0 feet from the side property line and 12 feet from the front property line in lieu of the required 7.5 feet and 12 feet (front yard average) respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that they are elderly and need the carport to cover and protect their new car and to cover and shield the walkway from inclement weather.

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.

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

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10-30-06
Jat

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."

Findings of Fact and Conclusions of Law

Upon review of this Petition a letter dated October 16, 2006 was sent to the Petitioners indicating concern that variances which requests to build in the front yard are cause for very careful scrutiny as these structures can change the character of the neighborhood. Homes are required in DR 5.5 zones to be set back the average distance of the other homes on the street so that the view of the houses from the street is uniform. Finally, it was not clear why the Petitioner's boat cannot be stored in the backyard.

The Petitioners responded by letter dated October 20, 2006 and presented additional photographs of other similar structures in the neighborhood and the severe drop off of their property to the rear making use of the rear yard impractical for parking.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 24, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

I am convinced by the Petitioner's evidence that it would be impractical to use the rear yard for parking and that the structure will not change the character of the community. I note the Planning Office offers no comment in this case. 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

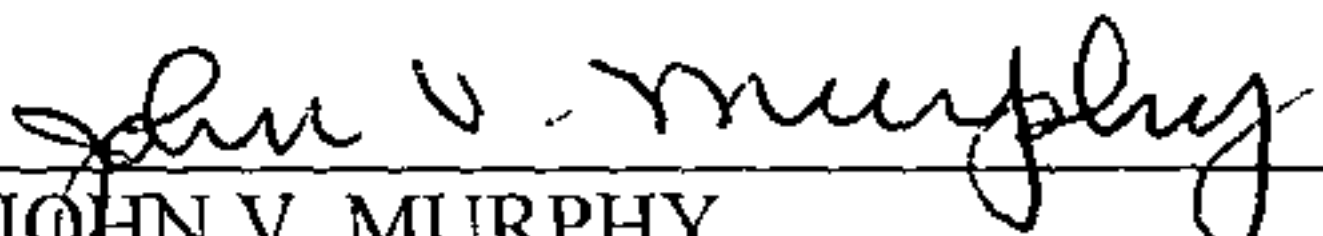
should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical 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 30th day of October, 2006, that a variance from Section 301.1A and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (carport) be located 0 feet from the side property line and 12 feet from the front property line in lieu of the required 7.5 feet and 12 feet (front yard average) respectively 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



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 30, 2006

RAY L. AND VELMA G. LEITNER
510 47TH STREET
BALTIMORE MD 21224

Re: Petition for Administrative Variance
Case No. 07-110-A
Property: 510 47th Street

Dear Mr. and Mrs. Leitner:

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: Thomas McCarr, 1755 Drexel Road, Baltimore MD 21222

FILED
10-30-06
JB



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 510 47th Street 21224
which is presently zoned RESIDENTIAL

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)

301.1A and 303.1 to permit
an open projection (car port) be located 0 ft. from the side property
line and 12 ft. from the front property line in lieu of the required
7.5 ft. and 12 ft. (front yard aug.), 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):

RAY L. LEITNER

Name - Type or Print

Signature

VELMA G. LEITNER

Name - Type or Print

Signature

510 47th Street 410-285-2195

Address

Telephone No.

BALTIMORE, MD. 21224

City

State

Zip Code

Representative to be Contacted:

THOMAS MCCARRA

Name

1755 Drexel Rd 410-977-7841

Address

Telephone No.

BALTO. MD. 21222

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 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. 07-110-A

Reviewed By BA Date 9/12/06

REV 10/25/01

Estimated Posting Date 9/24/06

10-30-00

MO

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

Address 510 47th Street
City BALTIMORE, State MD Zip Code 21224

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):

ELDERLY, HAVE NEW CAR, LIKE TO HAVE CURB
FOR CAR AND WALKING TO CAR

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.

Ray L. Leitner
Signature
RAY L. LEITNER
Name - Type or Print

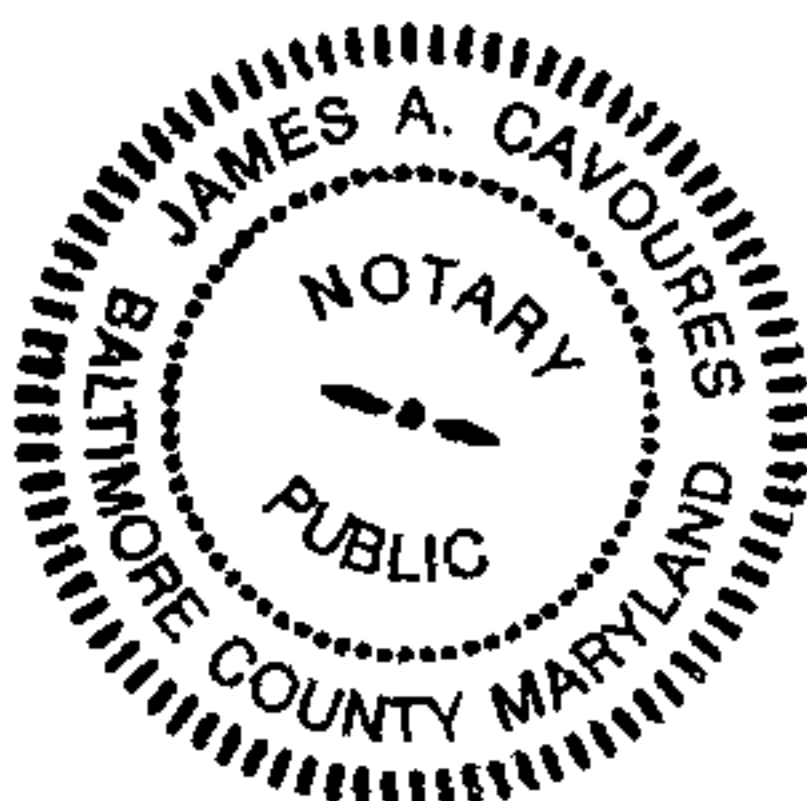
Velma G. Leitner
Signature
VELMA G. LEITNER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of AUG., 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ray L. Leitner ; Velma G. Leitner
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



James A. Cavoires
Notary Public
My Commission Expires 9/1/07

Zoning Description for 510 47th Street Baltimore, MD 21224-3110

Beginning at a point on the WEST side of 47th street which is 50 feet wide at a distance of 298 feet south of the centerline of the nearest improved intersecting

Street Eastern Avenue which is 70 Feet wide. Being Lot# 734 & 733 in the Graceland Park Subdivision as recorded in Baltimore County Plat Book# 6 Folio# 122

containing 6,250 Square Feet, Also known as 510 47th Street and located in the 12th Election District, 7th Councilmanic District.

No. 5000

DATE 8/18/66 ACCOUNT 6101-084-6100

ACCOUNT 101-004-6150

AMOUNT \$1105.00

RECEIVED
FROM:

FOR:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-110-A

Petitioner/Developer: RAY

VELMA LEITNER

Date of Hearing/Closing: 10-9-05

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:

510 S. 42th ST.

The sign(s) were posted on 9-24-06
(Month, Day, Year)

Sincerely,

Robert Black 9-27-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

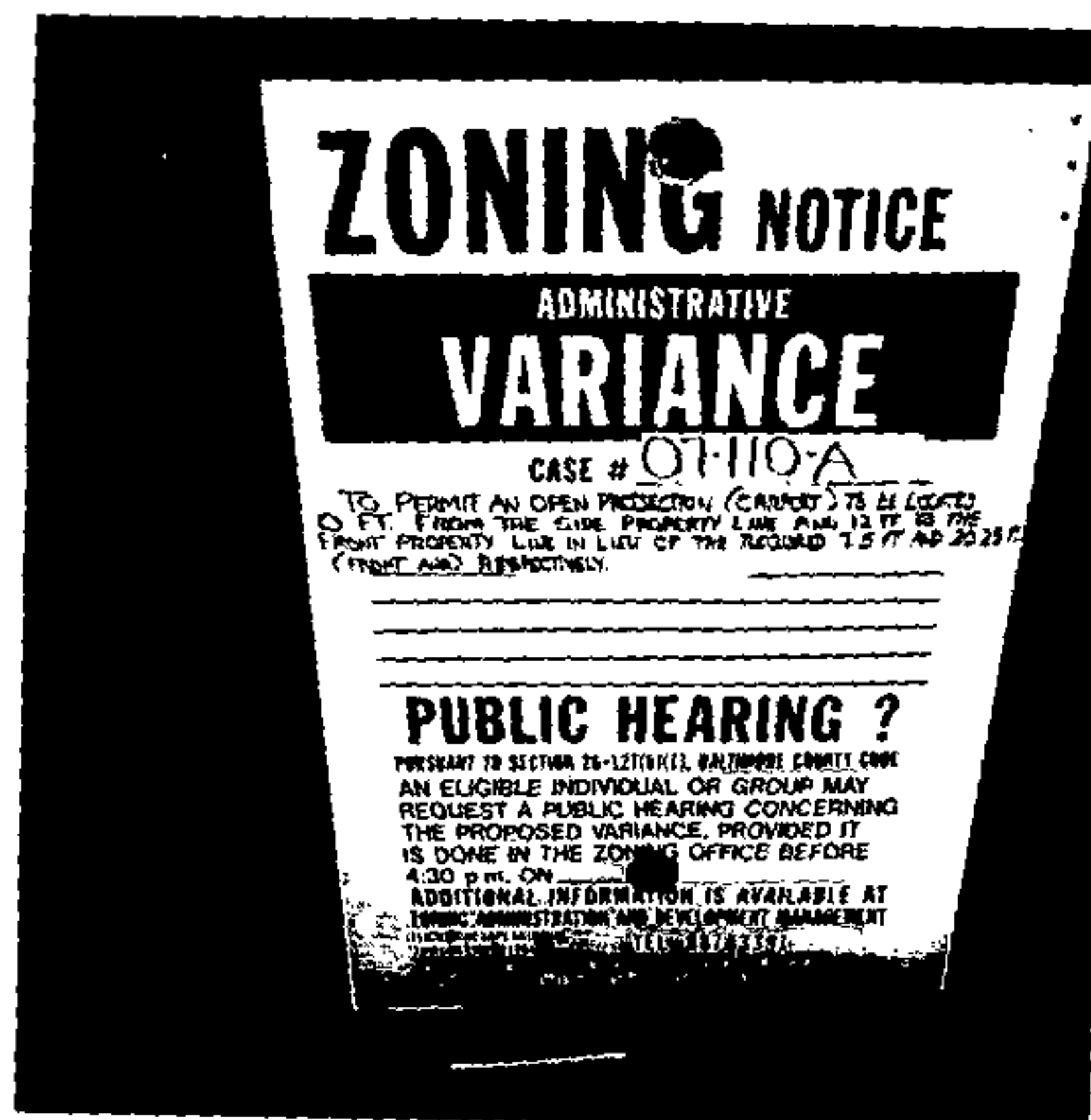
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 110 -A Address 510 47th Street

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/12/06 Posting Date: 9/24/06 Closing Date: 10/9/06

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- 110 -A Address 510 47th Street

Petitioner's Name Ray & Velma Leitner Telephone 410-285-2195

Posting Date: 9/24/06 Closing Date: 10/9/05

Wording for Sign: To Permit an open projection (car port) be located 0 ft.
from the side property line and 12 ft. to the front property line
in lieu of the required 7.5 ft. and 20.25 ft (front aug.), 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/neighbors 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:

07-110-A

✕ Petitioner: RAY L. LEITNER

✓ Address or Location: 510 47TH STREET BALTO. MD 21224

PLEASE FORWARD ADVERTISING BILL TO:

✓ Name: RAY L. LEITNER

✓ Address: 510 47TH STREET BALTO. MD 21224

✓ Telephone Number: 410-285-2195



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

October 10, 2006

Ray L. Leitner
Velma G. Leitner
510 47th Street
Baltimore, MD 21224

Dear Mr. and Mrs. Leitner:

RE: Case Number: 07-110-A, 510 47th Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 12, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Thomas McCarr 1755 Drexel Road Baltimore 21222



Baltimore County
Fire Department

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

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

September 24, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 18, 2006

Item Number(s): 100 thru 112, 114, 115, 116

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.

3. 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.

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 25, 2006
Item Nos. 07-101, 102, 103, 105, 106,
107, 108, 109, 110, 111, 112, 114, 115,
And 116

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-09212006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Jeff Livingston, DEPRM – Development Coordination JWL
DATE: September 25, 2006
SUBJECT: Zoning Item # See List Below

Zoning Advisory Committee Meeting of September 18, 2006

The Department of Environmental Protection and Resource Management has no comments with regards to the following zoning items:

07-100-A
07-101-A
07-104-A
07-105-A
07-107-A
07-109-A
~~07-110-A~~
07-111-A
07-115-A
07-116-A

Reviewer: J. Livingston

Date: September 25, 2006

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 21, 2006

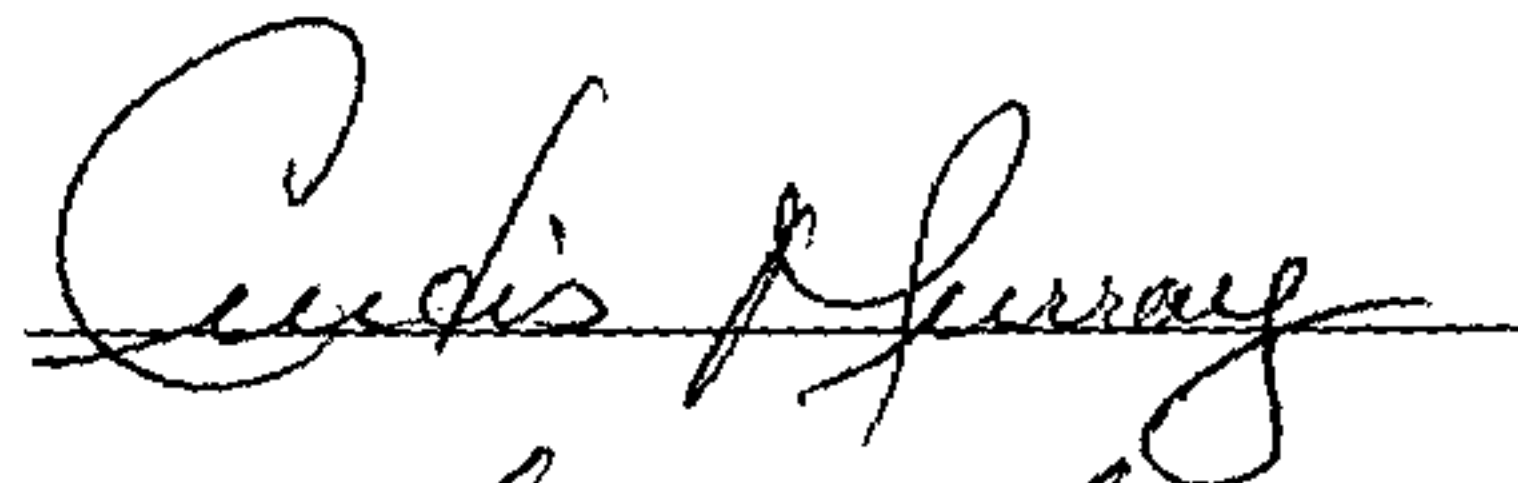
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-110- Administrative Variance

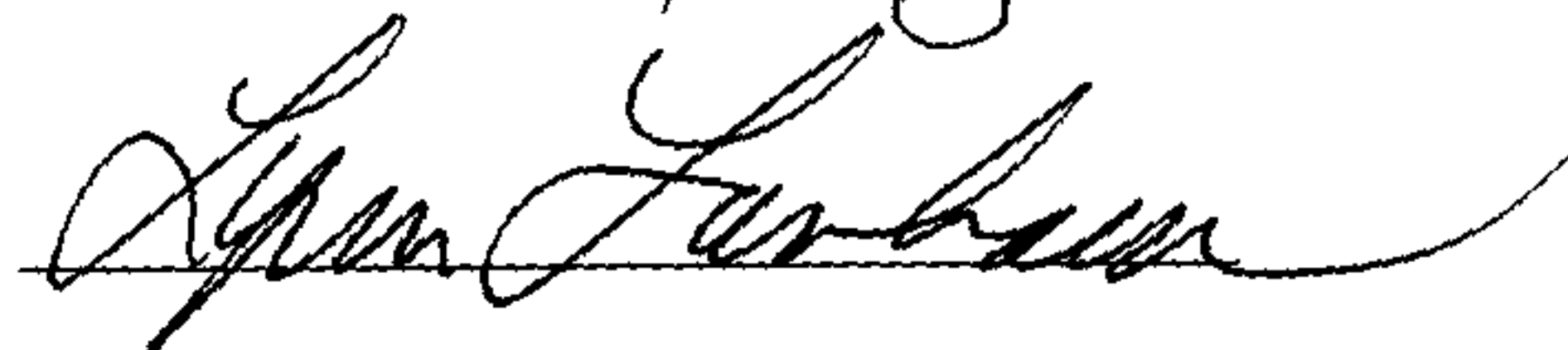
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

RECEIVED

SEP 25 2006

ZONING COMMISSIONER



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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 18, 2006

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

RE: Baltimore County
Item No. 110
7-110-A
310 47th STREET
LEITNER PROPERTY
VARIANCE - CARPORT LOCATED
0- FEET FROM THE SIDE
PROPERTY

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 110.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

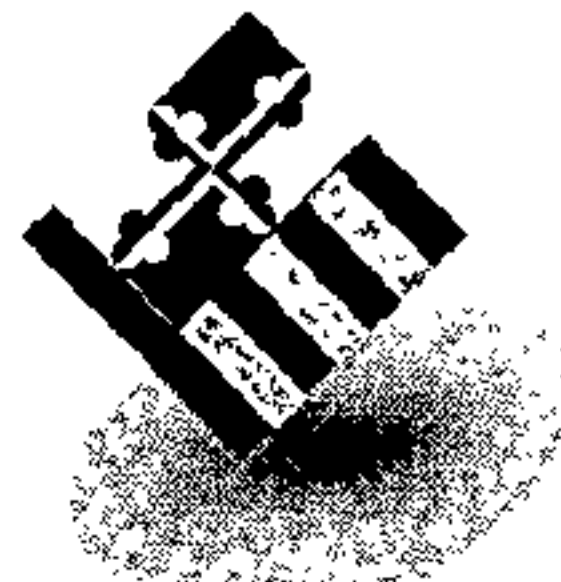
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 16, 2006

RAY L. AND VELMA G. LEITNER
510 47TH STREET
BALTIMORE MD 21224

Re: Petition for Administrative Variance
Case No. 07-110-A
Property: 510 47th Street

Dear Mr. and Mrs. Leitner:

I have been given your administrative variance for review. I note that you are requesting to extend your existing carport toward the front street of your house. From your photographs I see that you are storing a boat in the existing carport.

Any variance which requests to build in the front yard is cause for very careful scrutiny. These structures can change the character of the neighborhood. Homes are required in DR 5.5 zones to be set back the average distance of the other homes on the street so that the view of the houses from the street is uniform. Finally, I am not sure why your boat cannot be stored in the backyard.

I am very reluctant to grant this request for the reasons given. However, I did not want to deny the request without giving you an opportunity to submit further evidence about the neighborhood or to request a public hearing in this regard.

Please let me hearing from you in writing at your convenience.

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

c: Thomas McCarr, 1755 Drexel Road, Baltimore MD 21222

**RAY L. LEITNER
VELMA G. LEITNER**

510 47 th Street
Baltimore, MD 21224-3110
410-285-2195
rleitner410@aol.com

RECEIVED

OCT 23 2006

ZONING COMMISSIONER

October 20, 2006

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

Re: Petition for Administrative Variance
Case No. 07-110-A
Property: 510 47th Street

Dear Mr. Murphy:

We are writing this letter to let you know that we have no more room in the rear of our house to extend our driveway. We live on a hill and where our driveway ends there is a six (6) foot drop. Picture enclosed. It would not be feasible for us to extend our driveway to the rear of our property. We thought if there were no complaints to the variance request that it would be alright to extend the carport.

Enclosed is a picture of a property located at 1213 48th Street 21224 which is in our area and has a carport in front of the structure, toward the street..

We would appreciate your consideration of our request.

Sincerely,

Ray L. Leitner

Velma G. Leitner

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE * BEFORE THE
W/S 47th Street, 298 ft. +/- S * ZONING COMMISSIONER
of Eastern Avenue *
510 47th Street * OF BALTIMORE COUNTY
12th Election District *
7th Councilmanic District * Case No. 96-173-A
Ray L. Leitner, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Ray L. Leitner and Velma Leitner, his wife, for that property known as 510 47th Street in the Graceland Park subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 (Section 301.1.A) of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 0 ft. in lieu of the required 7.5 ft. for a carport, in a D.R.5.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, 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 as required by Section 26-127 (b)(1) 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 Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

[Signature]
Date

Section 307.1 of the B.C.2.R. Furthermore, strict compliance with the B.C.2.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 Zoning Commissioner for Baltimore County this 22nd day of November, 1995 that the Petition for a Zoning Variance from Section 1B02.3.C.1 (Section 301.1.A) of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 0 ft. in lieu of the required 7.5 ft. for a carport, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

RECEIVED FOR FILING
Date 11/22/95
By [Signature]

LES:wmn

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

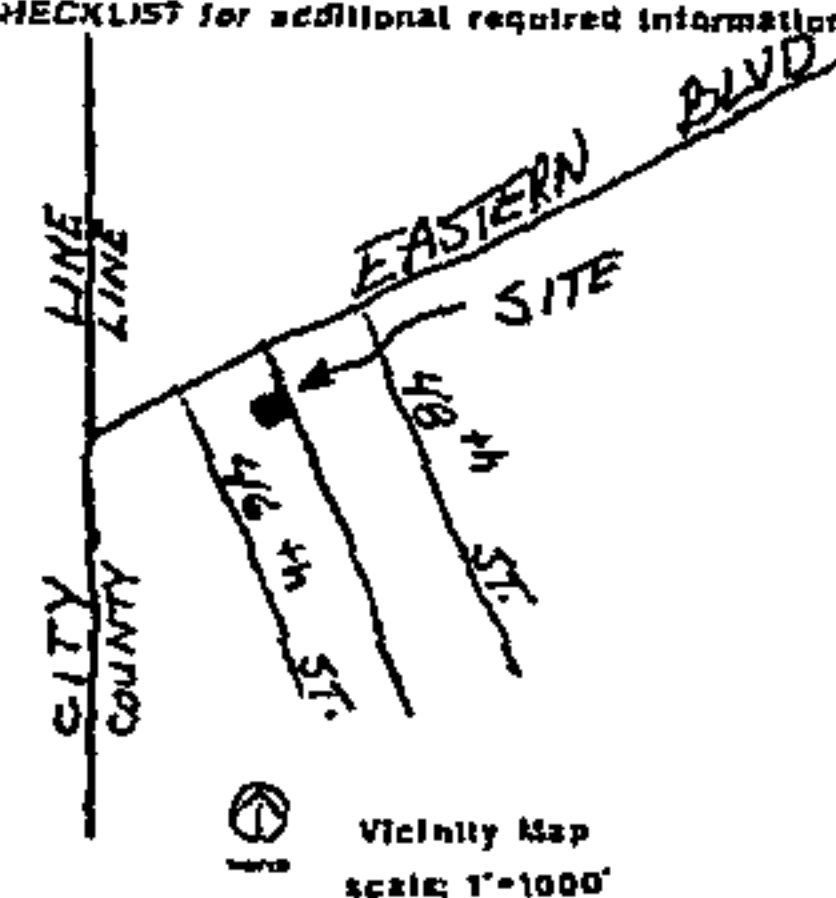
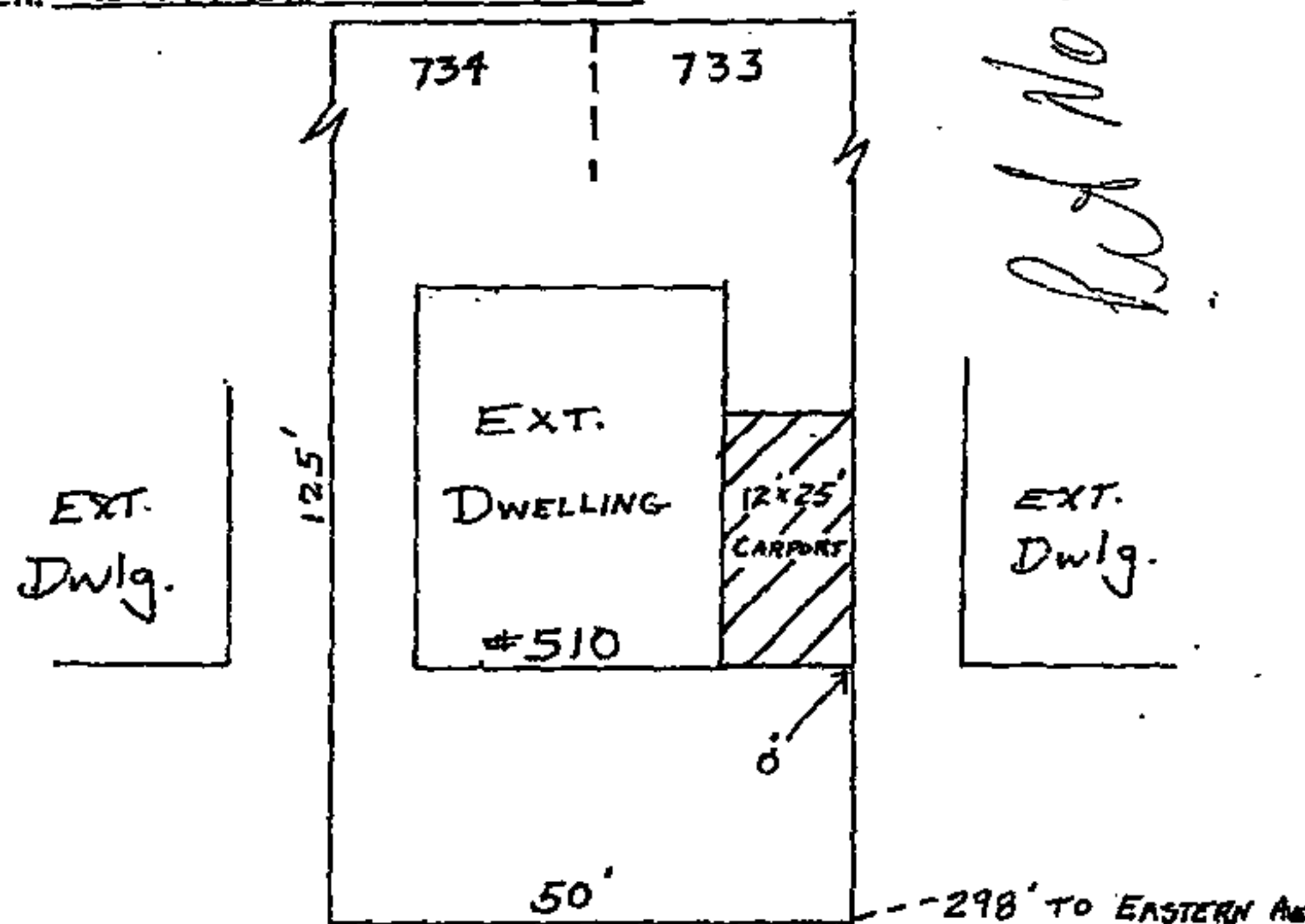
PROPERTY ADDRESS: 510 47th STREET

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: GRACELAND PARK

plat book 6, folio 122, lot 733, section 96-173-A

OWNER: LEITNER



LOCATION INFORMATION

Election District: 12
 Councilmanic District: 7
 1"-200' scale map: SE 1-E
 Zoning: D.R. 5.5
 Lot size: 6250
 acreage square feet

SEWER: ☒ ☐
 WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: ☐

Zoning Office USE ONLY!

reviewed by: qum ITEM #: 180 CASE#:

North
 date: 10/25
 prepared by: NBC

Scale of Drawing: 1" = 20'

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

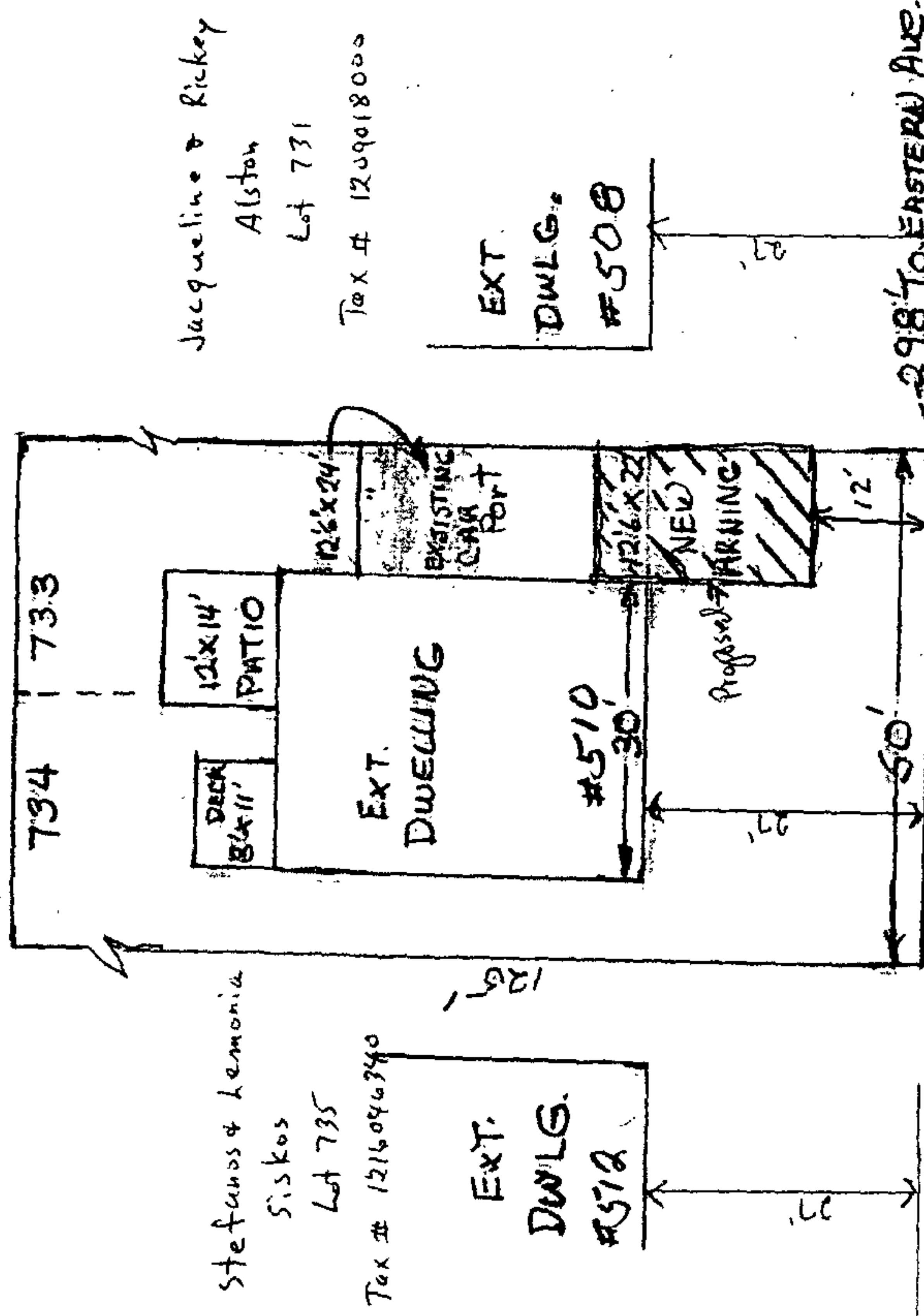
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 510 47th STREET

SUBDIVISION NAME GRACELAND PARK

PLAT BOOK # 6 FOLIO # 122 LOT # 733 SECTION # 734

OWNER LEITNER, RAY & VELMA



Jacqueline & Ricky
Alston
Lot 731
Tax # 1209018000

Stefanos & Lemonia
Siskos
Lot 735
Tax # 1216046340

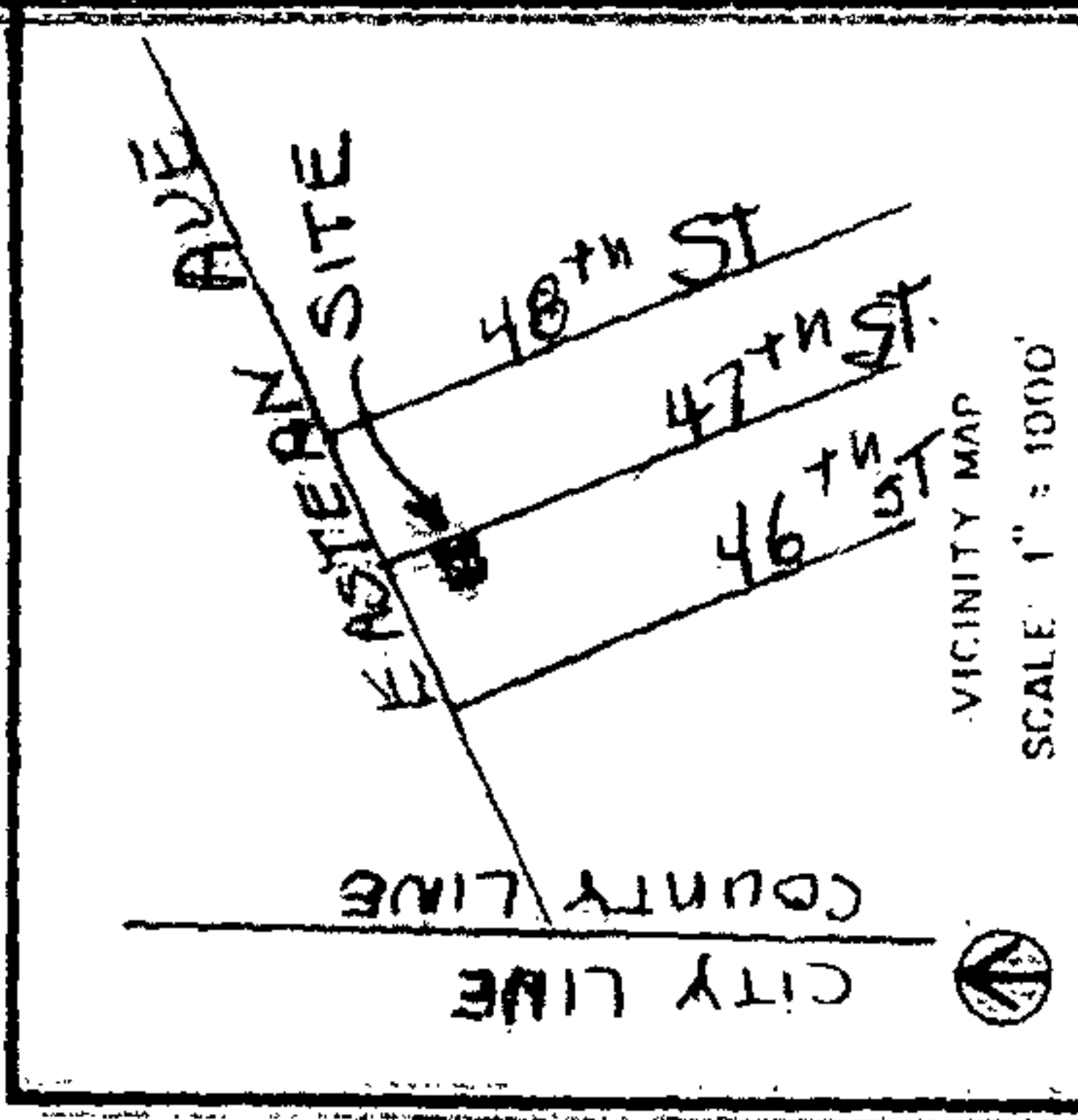
EXT. DWLG. #512

EXT. DWLG. #508

47th St.



PREPARED BY RLL SCALE OF DRAWING: 1" = 20'

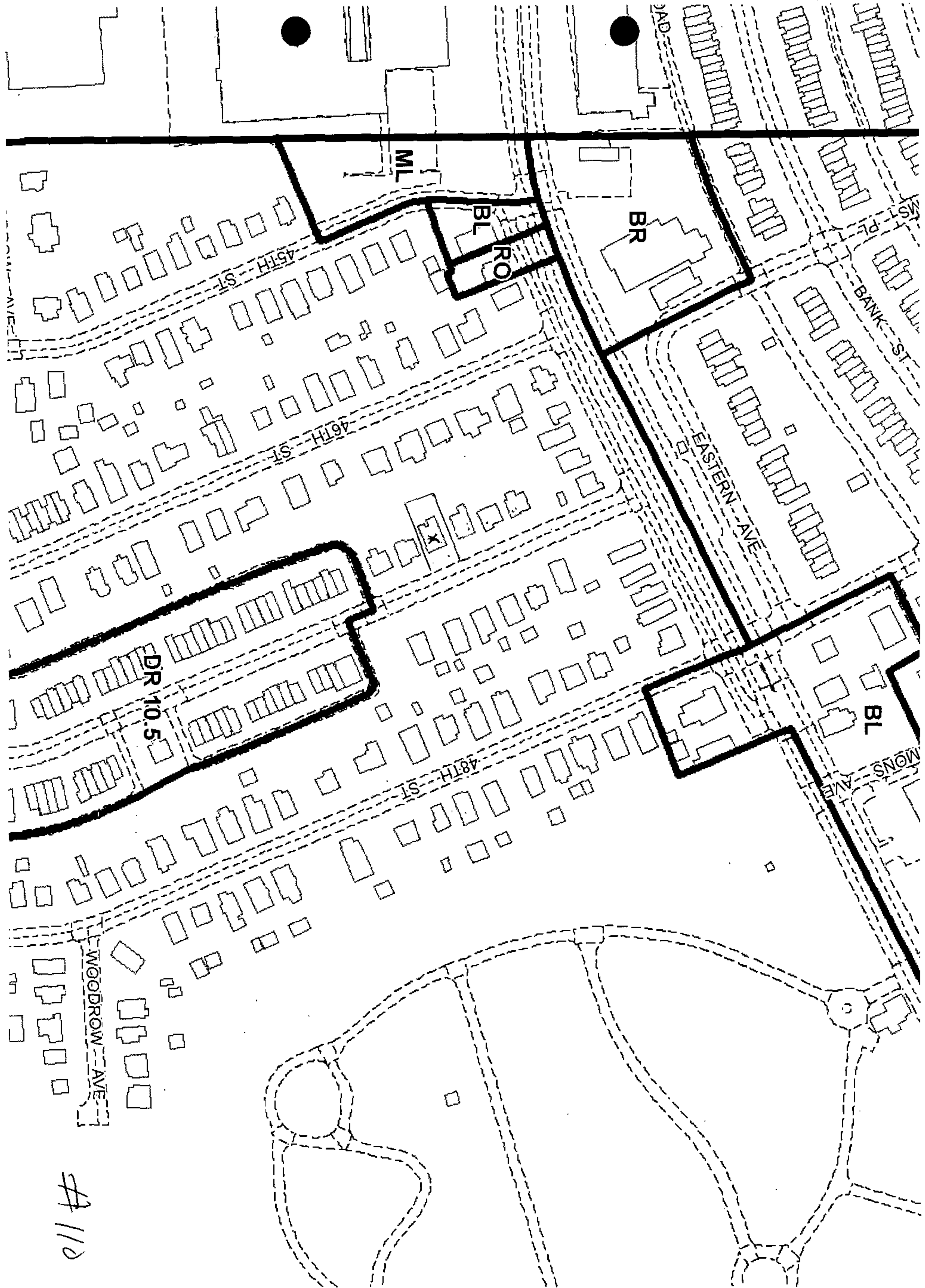


LOCATION INFORMATION

ELECTION DISTRICT	12
COUNCILMANIC DISTRICT	7
1" = 200' SCALE MAP #	SE 1-E
ZONING	D.R. 515
LOT SIZE	50' x 125' = 6,250 SQUARE FEET
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ ☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY / BUILDING	☐ ☒
PRIOR ZONING / HEARING	96-173-A

ZONING OFFICE USE ONLY
REVIEWED BY Item # CASE #

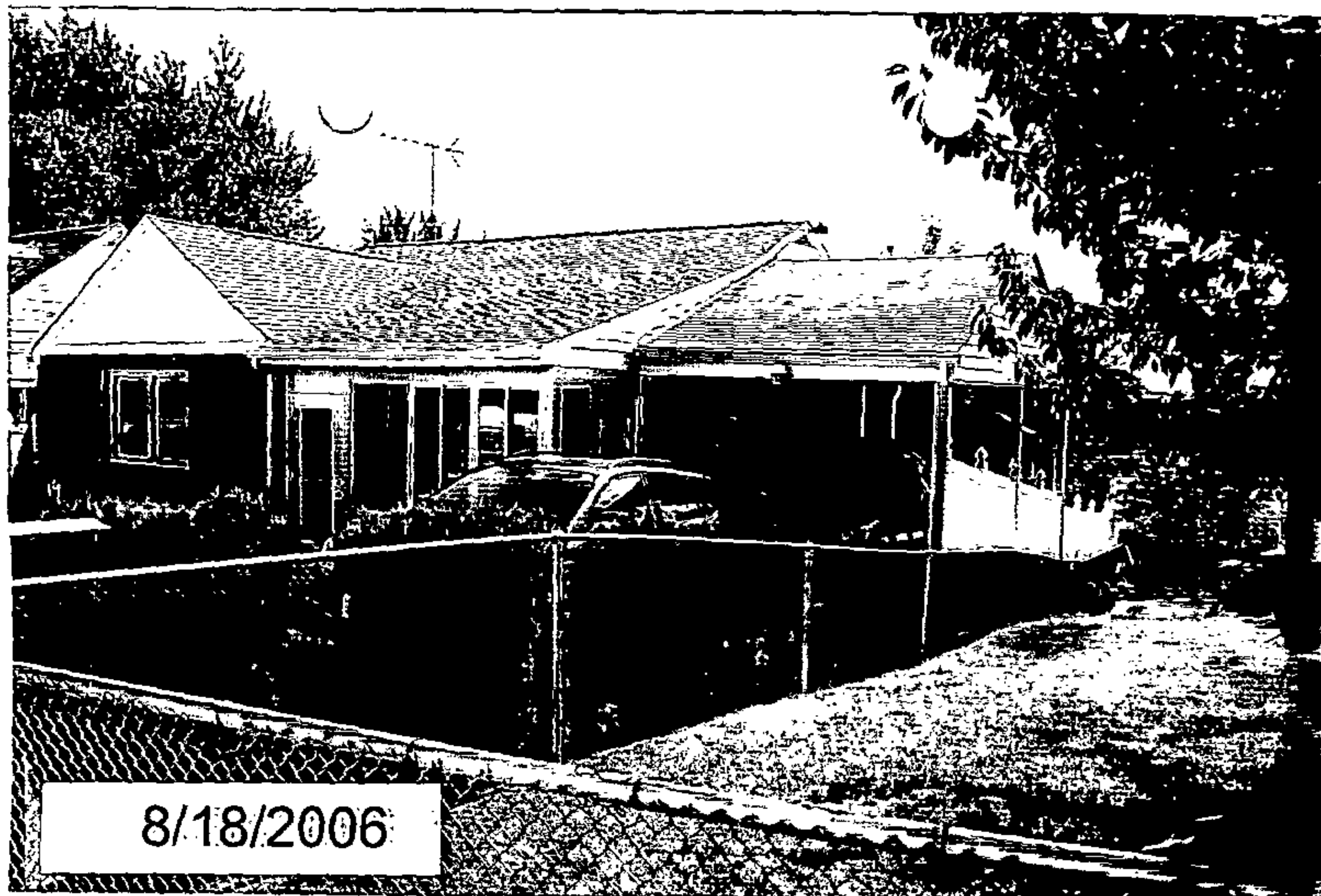
110 07-10-A



map # 096 B3

110

110



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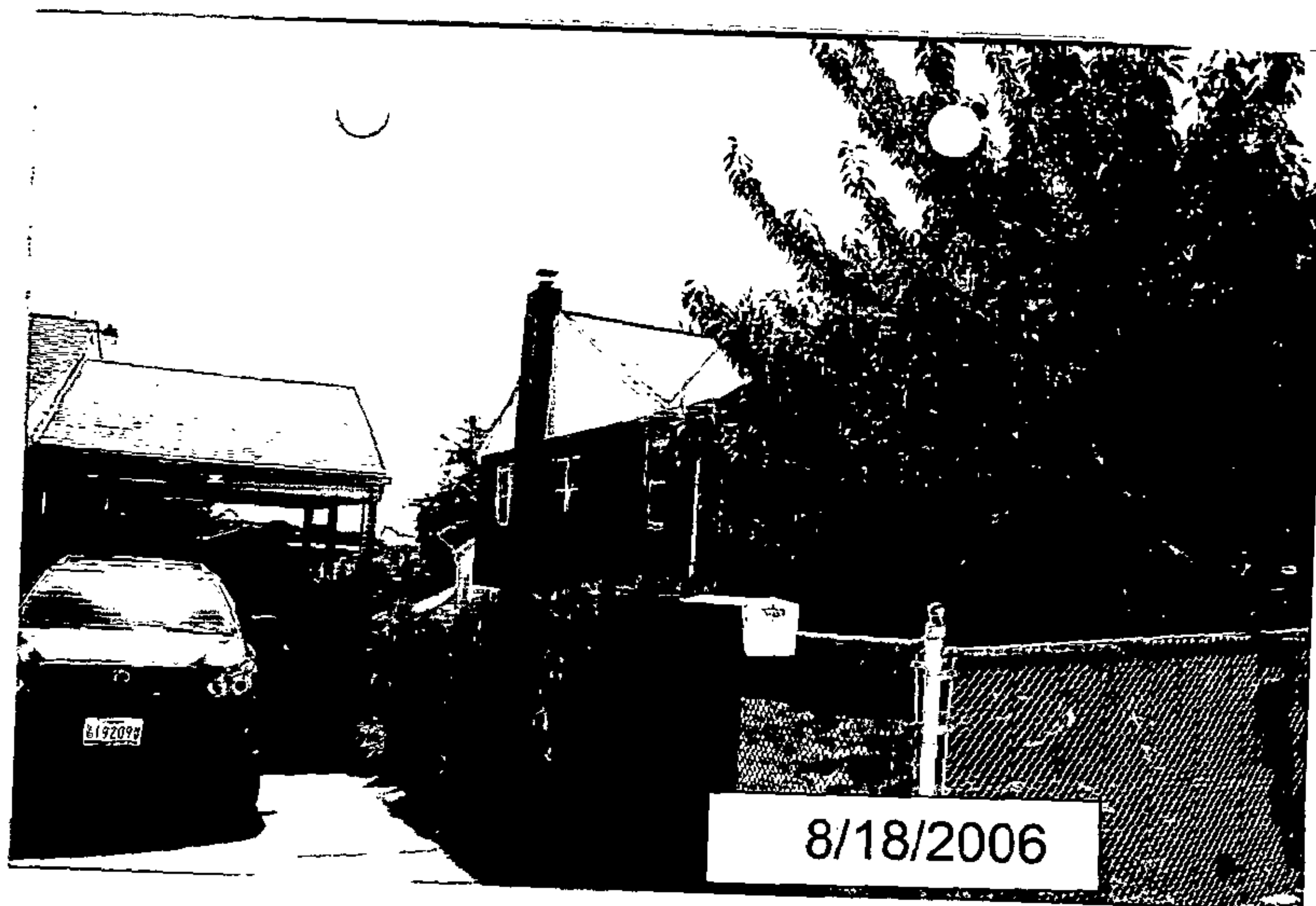


48th St

8/3/2006 9:38:15 AM



10/20/2006



110



#

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