

IN RE: PETITION FOR ADMIN. VARIANCE
E side of Northeast Avenue, 320 feet +/- S
of Spencer Avenue
13th Election District
1st Councilmanic District
(2033 Northeast Avenue)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY

Joshua J. and Sarah L. Allen
Petitioners

* CASE NO. 08-013-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, Joshua J. and Sarah L. Allen for property located at 2033 Northeast Avenue. The variance request is from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard average setback of 31 feet in lieu of the required 38 feet to an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners need to enlarge their living area. The addition cannot be moved back any further because of the covered stairs to the basement and basement door. The home was constructed in 1935 prior to the current zoning regulations.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The ZAC comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 13, 2007 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 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to

FILED FOR FILING

8-14-07

ph

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 14th day of August, 2007 that a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard average setback of 31 feet in lieu of the required 38 feet to an 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.

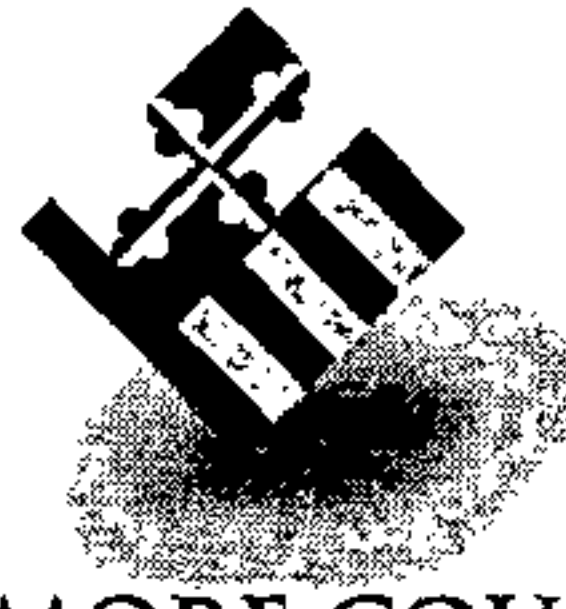
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

 8-14-07
THB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 13, 2007

JOSHUA J. AND SARAH L. ALLEN
2033 NORTHEAST AVENUE
HALETHORPE MD 21227

Re: Petition for Administrative Variance
Case No. 08-013-A
Property: 2033 Northeast Avenue

Dear Mr. and Mrs. Allen:

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 black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2033 Northeast Ave
which is presently zoned DR 2

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)

303.1 ; BC 2R, To PERMIT
A FRONT YARD AVERAGE SETBACK OF 31 FT IN LIEU
OF THE REQUIRED 38 FT. TO AN ADDITION.

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):

JOSHUA T. ALLEN
Name - Type or Print

Signature

Sarah L. Allen
Name - Type or Print

Signature

2033 NORTHEAST AVE
Address

4102424797
Telephone No.

HALETHORPE
City

MD
State

21227
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 08 day of October, 2007, 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.

Commission Expires
October 1, 2010

CASE NO.

08-013-A

REV 10/25/01

8-14-07

Zoning Commissioner of Baltimore County

Reviewed By

Date

7-5-07

Estimated Posting Date

7/15

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 2033 NORTHEAST AVE
Address
HALETHORPE MD 21227
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):

THE REQUEST FOR A VARIANCE ARE AS FOLLOWS

- ① THERE IS A BASEMENT ENTRANCE THAT DOES NOT ALLOW ME TO GO BACK ANY FURTHER
- ② IF I DID AWAY WITH THE BASEMENT DOOR THE AMOUNT OF MONEY IT WOULD COST WOULD MULTIPLY GREATER, THIS IS BECAUSE MY KITCHEN IS IN THE BACK OF THE HOUSE.
- ③ WE WANT OUR LIVING ROOM TO BE BIGGER AND IT IS IN THE FRONT OF THE HOUSE WHERE WE WANT TO PUT OUR ADDITION.

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
JOSHUA J. ALLEN
Name - Type or Print

[Signature]
Signature
Sarah Allen
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires October 1, 2010

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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City State Zip Code

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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
JOSHUA J. ALLEN
Name - Type or Print

[Signature]
Signature
Sarah Allen
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joshua J. Allen + Sarah J. Allen
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires My Commission Expires
October 1, 2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2033 Northeast Avenue
which is presently zoned DR 2

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) 303.1; BCZR, TO PERMIT A
FRONT YARD AVERAGE SETBACK OF 31ft IN LIEU OF THE
REQUIRED 38ft. TO AN ADDITION.

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):

JOSHUA J. ALLEN
Name - Type or Print _____
[Signature]
Signature _____
Sarah L. Allen
Name - Type or Print _____
[Signature]
Signature _____
2033 NORTHEAST AVE 410 2424797
Address _____ Telephone No. _____
HALETHORPE MD 21227
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 _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 08-013-A

REV 10/25/01

Reviewed By [Signature]

Date 7-5-07

Estimated Posting Date 7/15

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 2033

NORTHEAST AVE. BEGINNING AT A POINT
ON THE EAST SIDE OF NORTHEAST AVE
WHICH IS 30ft. WIDE AT THE DISTANCE
OF 320' $\pm$ S. OF THE CENTER LINE OF
THE NEAREST IMPROVED INTERSECTING
STREET SPENCER Ave. WHICH IS 30ft. WIDE.

~~1333 RECORDED IN DEED LIBER 1488 PAGE 10~~

CONTAINING .55 ACRES, ALSO KNOWN AS
2033 NORTHEAST AVE AND LOCATED IN
THE 13TH ELECTION DISTRICT AND 1ST
COUNCILMANIC DISTRICT.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 013 -A Address 2033 NORTHEAST Ave.
Contact Person: J. MERRY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7-5-07 Posting Date: 7/15 Closing Date: 7/30

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 08- 013 -A Address 2033 NORTHEAST Ave.
Petitioner's Name JOSHUA ALLEN Telephone 410-242-4797
Posting Date: 7/15 Closing Date: 7/30
Wording for Sign: A VARIANCE
To Permit A FRONT YARD AVERAGE
SETBACK OF 31 ft. IN LIEU OF THE
REQUIRED 38 ft. FOR AN ADDITION.

WCR - Revised 6/25/04



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-0135A

A VARIANCE TO PERMIT A FRONT YARD
AVERAGE SETBACK OF 31 FEET IN
LIEU OF THE REQUIRED 38 FEET
FOR AN ADDITION.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(C)(1), BALTIMORE COUNTY CODE

ANY 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 ~~0000~~ JULY 20, 2007

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

1100 CRISP AVE.
BALTIMORE, MD 21201

TEL. 387-3391

FOR MORE INFORMATION, PLEASE CONTACT THE ZONING
ADMINISTRATOR AT THE ADDRESS ABOVE

CERTIFICATE OF POSTING

RE: Case No.: OB-013-A

Petitioner/Developer: JOSHUA ALLEN

Date of Hearing/Closing: JULY 30, 2007

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

Attention: **Christen 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 _____

2033 NORTHEAST AVE.

The sign(s) were posted on JULY 13, 2007
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

**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: 013

☐ Petitioner: JOSHUA J. ALLEN

☐ Address or Location: 2033 NORTHEAT AVE 21227
HALETHORPE MD

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

SAME

☐ Telephone Number: 443-418-6273



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

July 30, 2007

Joshua J. Allen
Sarah L. Allen
2033 Northeast Avenue
Halethorpe, MD 21227

Dear Mr. and Mrs. Allen:

RE: Case Number: 08-013-A, 2033 Northeast Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 5, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 6, 2007

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

RECEIVED
AUG 13 2007
BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-013- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Murray

Division Chief:

John Tarkenton

CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2007

FROM: Dennis A. Kennedy, Supervisor *WCD/fw*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 20, 2007
Item Nos. 07-470, 08-001, 002, 003, 004,
005, 006, 007, 008, 009, 011, 012, 013, 014,
015, 016, 017, 018 and 019

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

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-07202007.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JULY 16, 2007

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

RE: Baltimore County
Item No. 8-13-A
2033 NORTHEAST AVENUE
ALLEN PROPERTY
ADMINISTRATIVE VARIANCE

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. 8-13-A.

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

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

July 17, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: July 16, 2007

Item No.: 001, 003, 004, 007, 008, 009, 010, 011, 012, 013, 014,
016, 017, 018, 019

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

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.

Acting Lieutenant William F. Connolly Jr.
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-29
MS-1102F

cc: File

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



Printed on Recycled Paper



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007c2)

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

Account Identifier: District - 13 Account Number - 1314650070

Owner Information

Owner Name:	SERIO SARAH L ALLEN JOSHUA J	Use:	RESIDENTIAL
Mailing Address:	2033 NORTHEAST AVE BALTIMORE MD 21227-4524	Principal Residence:	YES
		Deed Reference:	1) /20849/ 426 2)

Location & Structure Information

Premises Address	Legal Description
2033 NORTHEAST AVE	.489 AC 2033 NORTHEAST AVE 827 FT N SPRING AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	7	196						1	Plat Ref:

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1935	1,164 SF	21,321.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2006	07/01/2007
Land	35,700	95,330		
Improvements:	47,470	74,750		
Total:	83,170	170,080	83,170	112,140
Preferential Land:	0	0	0	0

Transfer Information

Seller: ORTIZ CARLETHIA LAVINIA	Date: 10/19/2004	Price: \$148,900
Type: IMPROVED ARMS-LENGTH	Deed1: /20849/ 426	Deed2:
Seller: NORRIS ZELLAR	Date: 03/16/1982	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6378/ 371	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2033 NORTHEAST AVE.

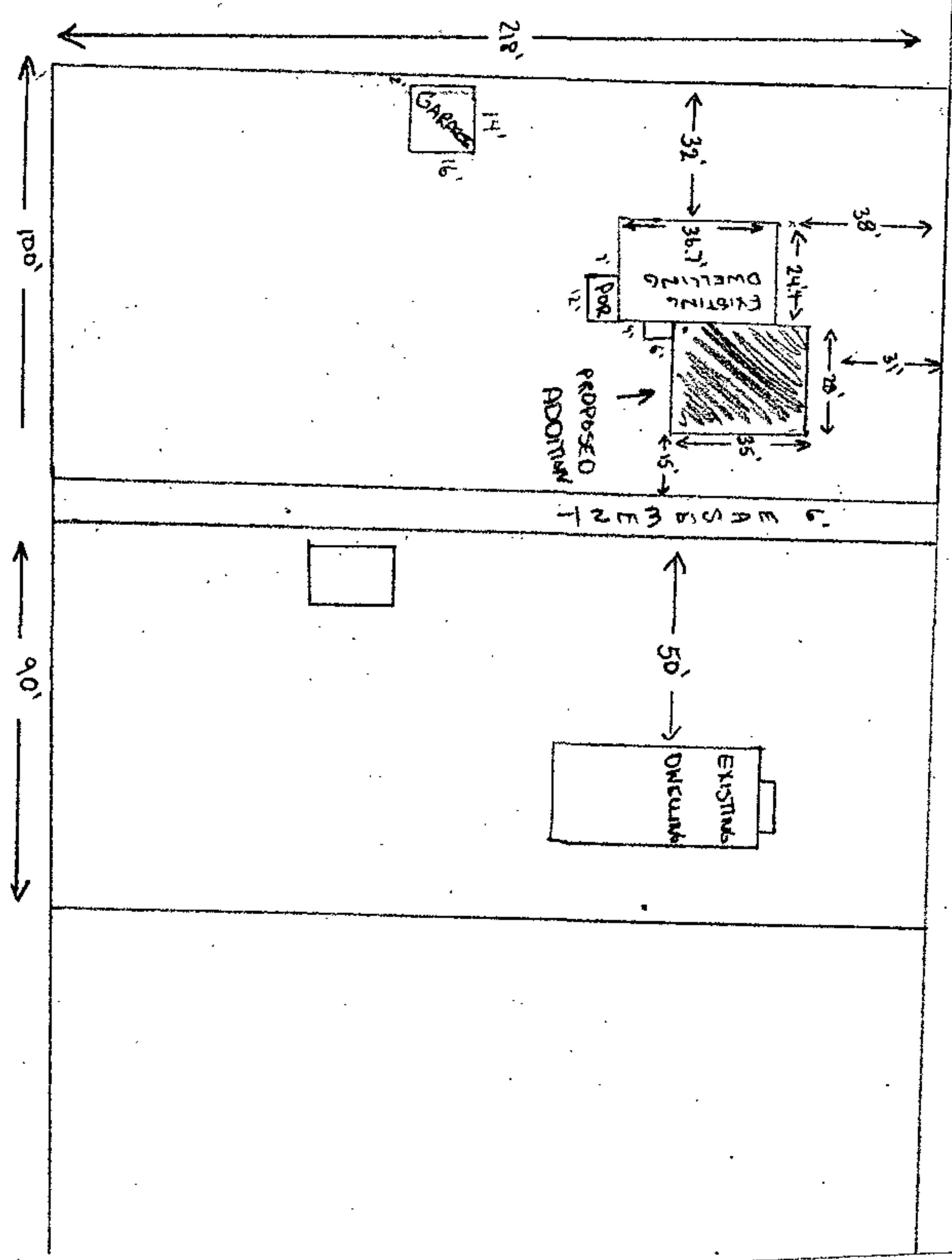
SEE PAGES 5 & 6 OF THE CHECKLIST

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER JOSE & SARA ALLEN

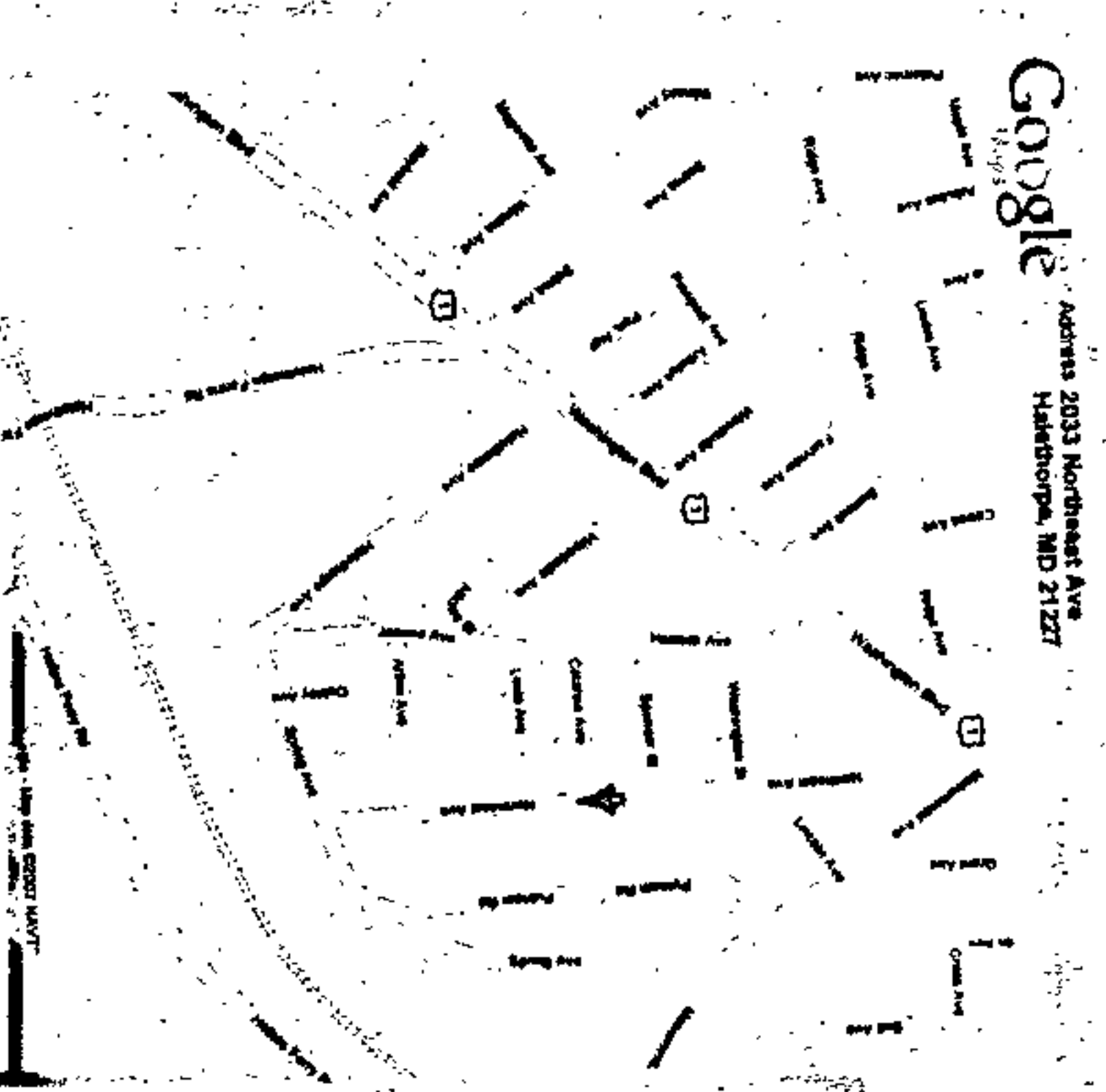
NORTHEAST AVE
1987' TO E OF RT1



PREPARED BY

JJA

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP #

ZONING D.R. 2

LOT SIZE .55 ACRES 38 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

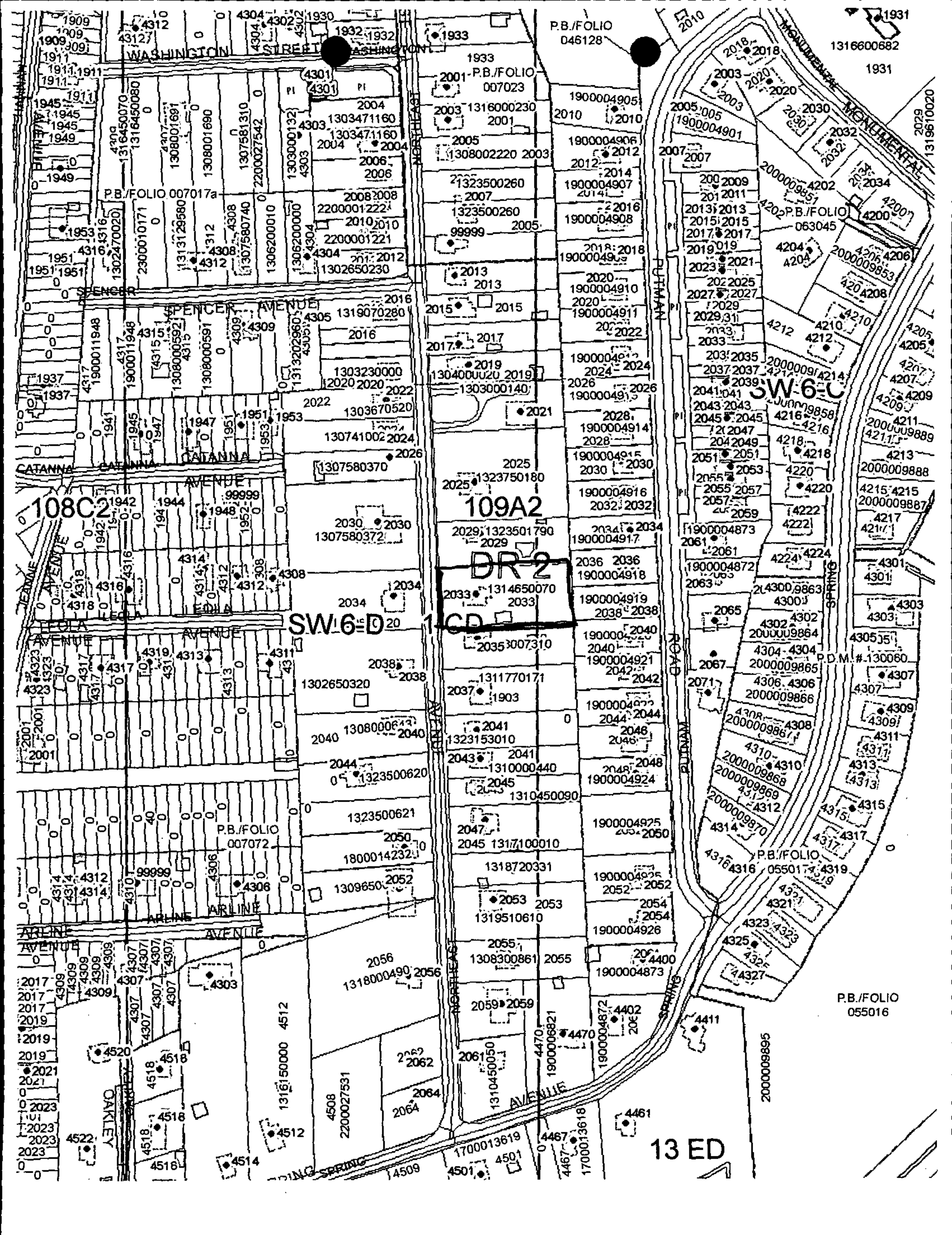
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILIENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

Josh Allen
 applicant's name
2033 NORTHEAST AVE
 building address
6/28/07
 date

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved by principal buildings situated within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	_____	ft.
B	<u>40</u>	ft.
C	<u>38</u>	ft.
D	<u>38</u>	ft.
E	<u>36</u>	ft.
F	_____	ft.
Total (<u>152</u>) ÷ (<u>4</u>) = <u>38</u>		
# of dwellings		
REQUIRED FRONT SETBACK (averaged)		
<u>38</u>		

NORMAL REQUIRED SETBACKS
 D.R.2 - 65 ft.
 D.R.3.5- 55 ft.
 D.R.5.5- 50 ft.

