

IN RE: PETITION FOR ADMIN. VARIANCE
W side Lincoln Drive, 110 feet E and
N of c/l Ridge Avenue
13th Election District
1st Councilmanic District
(1704 Lincoln Drive)

Ronald W. and Carol L. Bungay
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
*
* CASE NO. 08-054-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, Ronald W. and Carol L. Bungay for property located at 1704 Lincoln Drive. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 7.5 feet and a rear yard setback of 21 feet in lieu of the required 10 and 30, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct an 11 foot x 11 foot 2-story addition onto the rear of the home and increase the size of the kitchen and add an additional bedroom upstairs. The home was constructed in 1930 and additional living space is needed. The current kitchen measures 9 feet x 10 feet in size. The site of the proposed addition as shown on the site plan is the only practical location.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The 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 August 3, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILED

8-23-07

pg

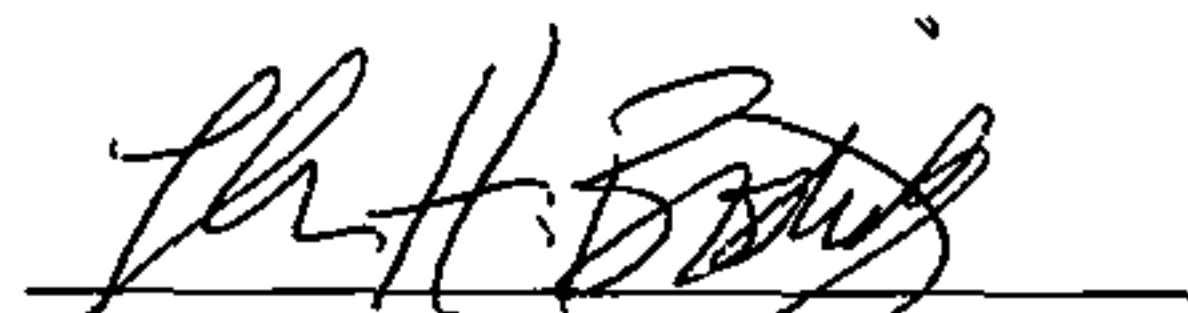
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 23rd day of August, 2007 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 7.5 feet and a rear yard setback of 21 feet in lieu of the required 10 and 30, 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.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
8-23-07
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 22, 2007

RONALD W. AND CAROL L. BUNGAY
1704 LINCOLN DRIVE
HALETHORPE MD 21227

Re: Petition for Administrative Variance
Case No. 08-054-A
Property: 1704 Lincoln Drive

Dear Mr. and Mrs. Bungay:

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 dark ink, appearing to read "Th. H. Bostwick", written over the printed name.

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 1704 Lincoln Dr.
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 - to permit an

addition with a side yard setback of 7 1/2 feet and a rear yard setback of 21 feet in lieu of the required 10 and 30, 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

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. 08-054-A

REV 10/25/01

Reviewed By [Signature]

Date 8/27/07

Estimated Posting Date 8/5/07

8.23.07

[Signature]

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

1704 Lincoln Dr.
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):

- With this addition the present structure would be a much more desirable residence:
- Present Kitchen is marginal as is, approximately 9' x 10'
 - 2nd bedroom (on 2nd floor) is small 10' x 10'
 - Kitchen is located in the NW corner of the house where we propose to have a kitchen-bedroom addition
 - To locate the addition elsewhere would be an unreasonable financial burden

*

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.

Ronald W. Bungay
Signature

Ronald W. Bungay
Name - Type or Print

Carol L. Bungay
Signature

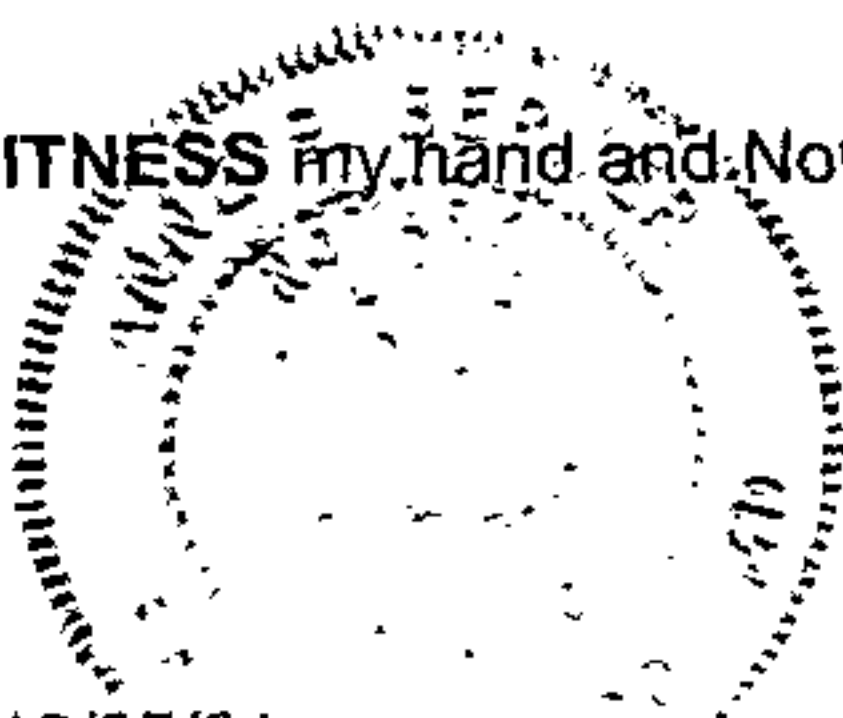
Carol L. Bungay
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald W. Bungay & Carol L. Bungay
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Anne E. Berner
Notary Public

My Commission Expires 10/1/07

REV 10/25/01

* The addition would be a minimum of approximately 75' from the nearest structure on any adjoining lots



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1704 Lincoln Dr.
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 - to permit an

addition with a side yard setback of 7 1/2 feet and a rear yard setback of 21 feet in lieu of the required 10 and 30, 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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. 08-054-A

REV 10/25/01

Reviewed By RDD

Date 7/27/07

Estimated Posting Date 8/5/07

FROM RECEIVED FOR FILED

8-23-07

103

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 1704 Lincoln Dr.
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):

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 - 2nd bedroom (on 2nd floor) is small, 10'x10'
 - Kitchen is located in the NW corner of the house where we propose to have a kitchen/bedroom addition.
 - To locate the addition elsewhere would be an unreasonable financial burden.

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.

Ronald W. Bungay
Signature
Ronald W. Bungay
Name - Type or Print

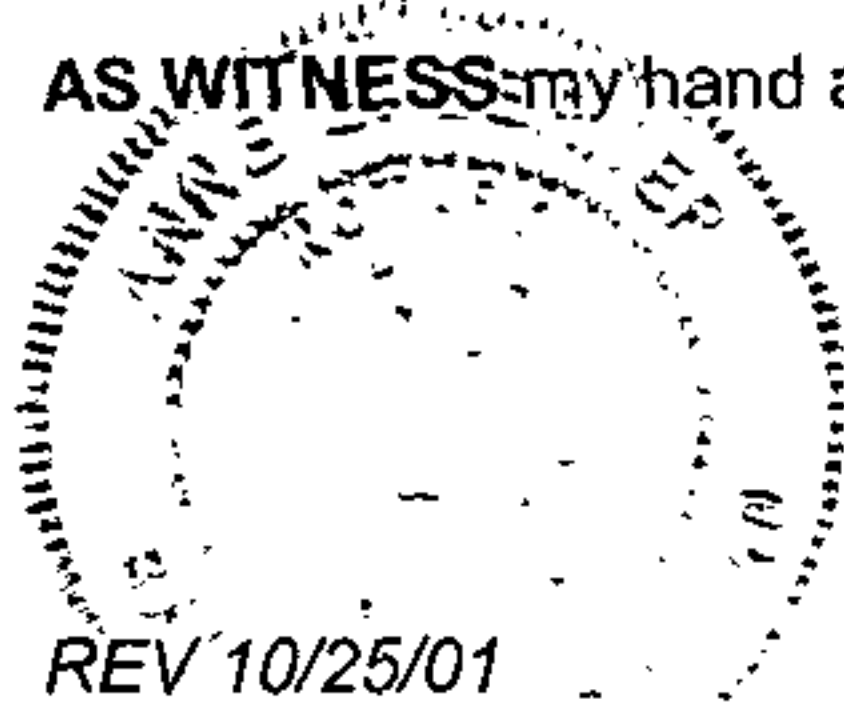
Carol L. Bungay
Signature
Carol L. Bungay
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald W. Bungay & Carol L. Bungay
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Anne E. Berner
Notary Public
My Commission Expires 10/1/07

Zoning Description

Zoning Description for: 1704 Lincoln Dr. Halethorpe, Md.
21227

Beginning at a point on the West side of Lincoln Drive which is 30 ft. wide at the distance of 110 ft. east of the centerline of the nearest improved intersecting street Ridge Ave which is wide 60ft. wide. Being Lot # 2 in the subdivision of Halethorpe as recorded in Baltimore County Book # 8, Folio# 64 containing 6,732 square feet. Also known as 1704 Lincoln Drive and located in the 13th Election District, 1st Councilmanic District.

Item #054

CERTIFICATE OF POSTING

RE: Case No: 08-054-A

Petitioner/Developer: RIC BUNGAY

Date Of Hearing/Closing: 8/20/07

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1704 LINCOLN DR

This sign(s) were posted on August 3, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 8/3/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 08-054-A

TO PERMIT AN ADDITION WITH A 5' SIDE YARD
SET BACK OF 7' 6" SET BACK AS SHOWN
5' SIDE YARD SET BACK OF 7' 6" SET BACK AS SHOWN
10' AND 30' RESPECTIVELY

PUBLIC HEARING ?

PERMITTEE TO DENY RE-APPLY. NOTING THAT THE
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 FRIDAY, AUGUST 22, 2008
ADDITIONAL INFORMATION IS AVAILABLE AT
PLANNING AND DEVELOPMENT DEPARTMENT

TEL 687-5391

negative 8/3/07

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 054 -A Address 1704 Lincoln Dr
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/27/07 Posting Date: 8/5/07 Closing Date: 8/20/07

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- 054 -A Address 1704 Lincoln Dr
Petitioner's Name R + C Bungay Telephone 410 242 4592
Posting Date: 8/5/07 Closing Date: 8/20/07
Wording for Sign: To Permit an addition with a side yard setback of 7 1/2 feet
and a rear yard setback of 21 feet in lieu of the required 10
and 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: 08-054-A

Petitioner: Ron & Carol Bungay

Address or Location: 1704 Lincoln Dr
Halethorpe, Md. 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr & Mrs Ron Bungay

Address: 1704 Lincoln Dr
Halethorpe, Md 21227

Telephone Number: 410-242-4592



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 21, 2007

Ronald W. Bungay
Carol L. Bungay
1704 Lincoln Drive
Halethorpe, MD 21227

Dear Mr. and Mrs. Bungay:

RE: Case Number: 08-054-A, 1704 Lincoln Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 27, 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



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: AUGUST 13, 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. 8-54-A
1704 LINCOLN DRIVE
BLUGAY 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. 8-54-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



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

August 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 14, 2007

Item Number: Item Number 49 and ⁵⁴052 through 075

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

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 16, 2007

RECEIVED
AUG 17 2007

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

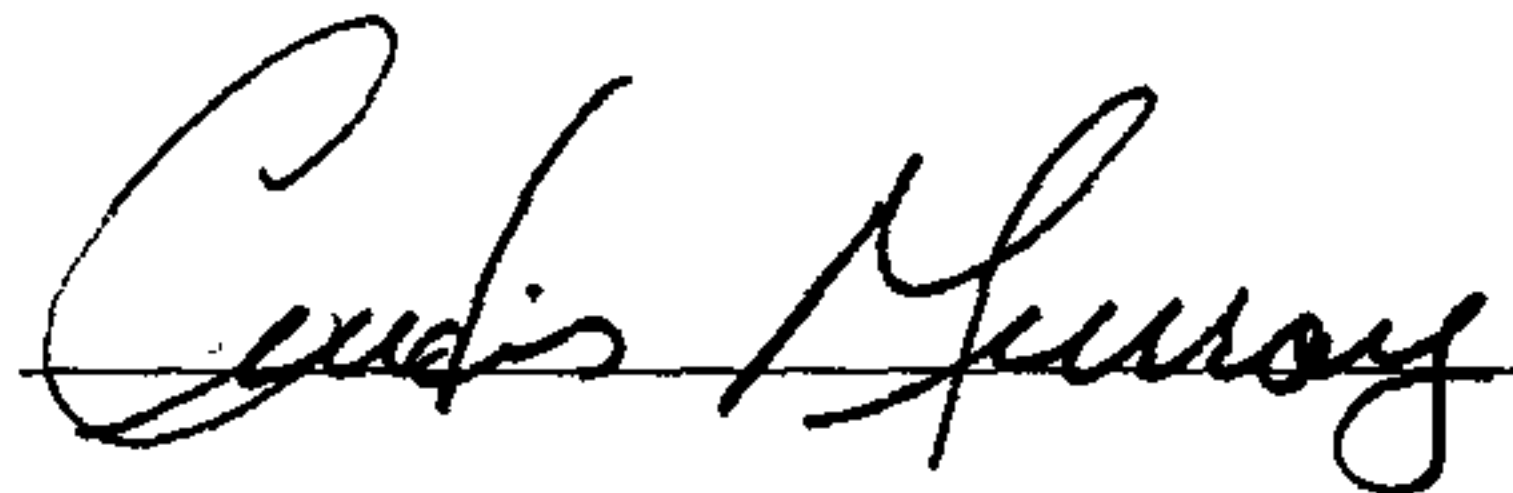
BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-054- Administrative Variance

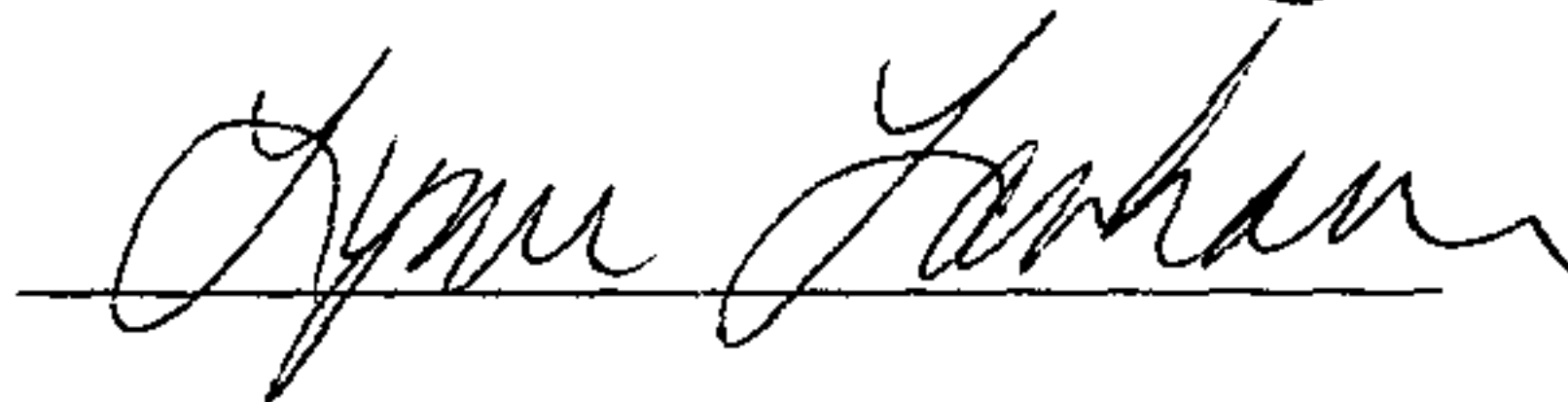
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 15, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For August 20, 2007
Item Nos. 052, 054, 056, 057, 058, 061,
062, 063, 065, 066, 067, 068, 071, 072,
073, 074, and 075

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-08152007.doc



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

Go Back
View Map
New Search
GroundRent

Account Identifier: District - 13 Account Number - 1304870050

Owner Information

Owner Name: BUNGAY RONALD W Use: RESIDENTIAL
RICKER CAROL Principal Residence: YES
Mailing Address: 1704 LINCOLN DR Deed Reference: 1) /13567/ 33
BALTIMORE MD 21227-4410 2)

Location & Structure Information

Premises Address
1704 LINCOLN DR

Legal Description

1704 LINCOLN DR
HALETHORPE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	12	594					2	1	Plat Ref: 8/ 64

1926

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1930	1,552 SF	6,732.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2006	07/01/2007
Land	33,730	90,730		
Improvements:	109,960	171,090		
Total:	143,690	261,820	143,690	183,066
Preferential Land:	0	0	0	0

Transfer Information

Seller: LADD ROXANNE C	Date: 03/04/1999	Price: \$139,900
Type: IMPROVED ARMS-LENGTH	Deed1: /13567/ 33	Deed2:
Seller: ALLEN RAYMOND L	Date: 08/26/1996	Price: \$127,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11764/ 190	Deed2:
Seller: HOUGH H EDGAR, JR	Date: 12/06/1978	Price: \$46,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 5966/ 722	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

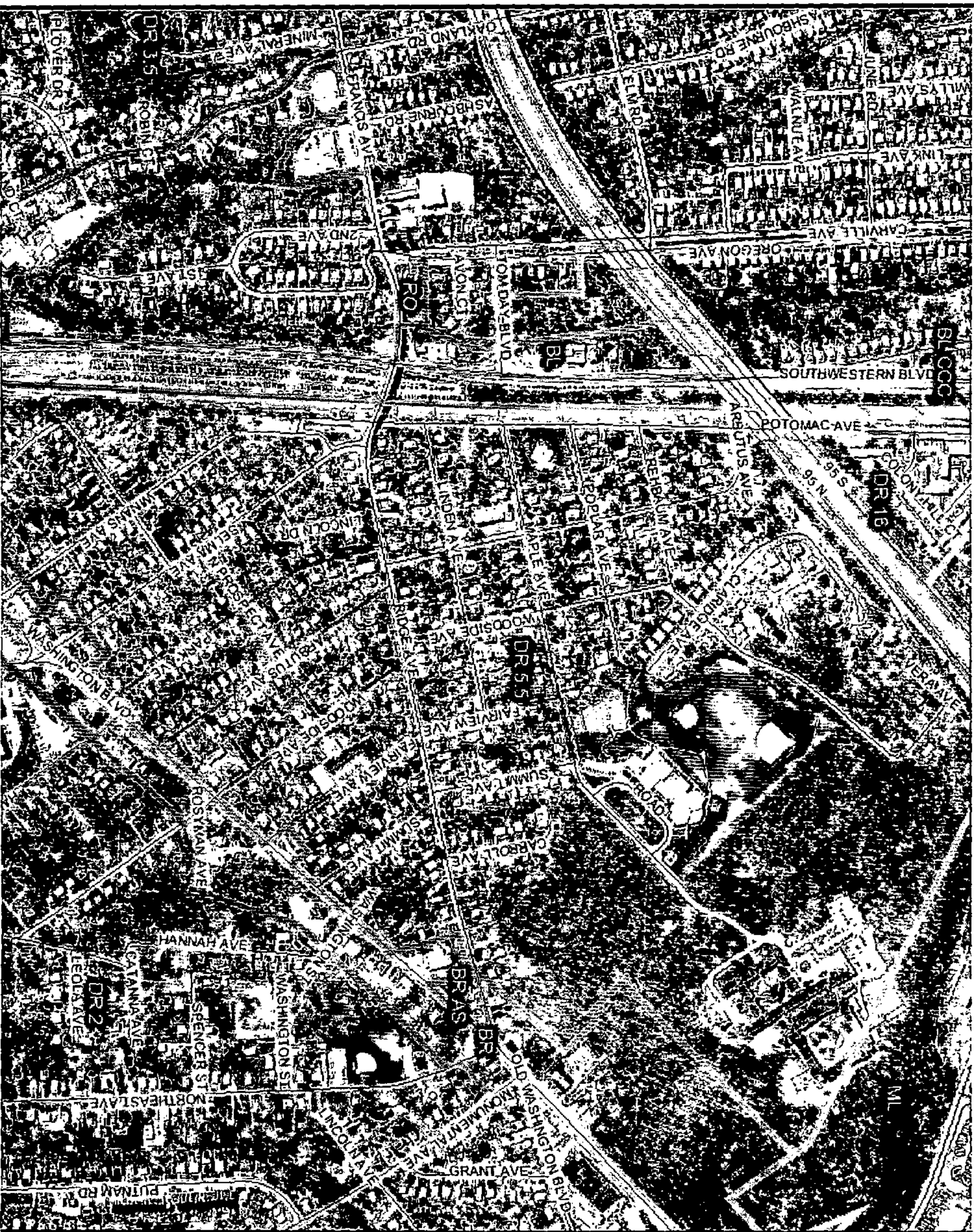
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Item #054

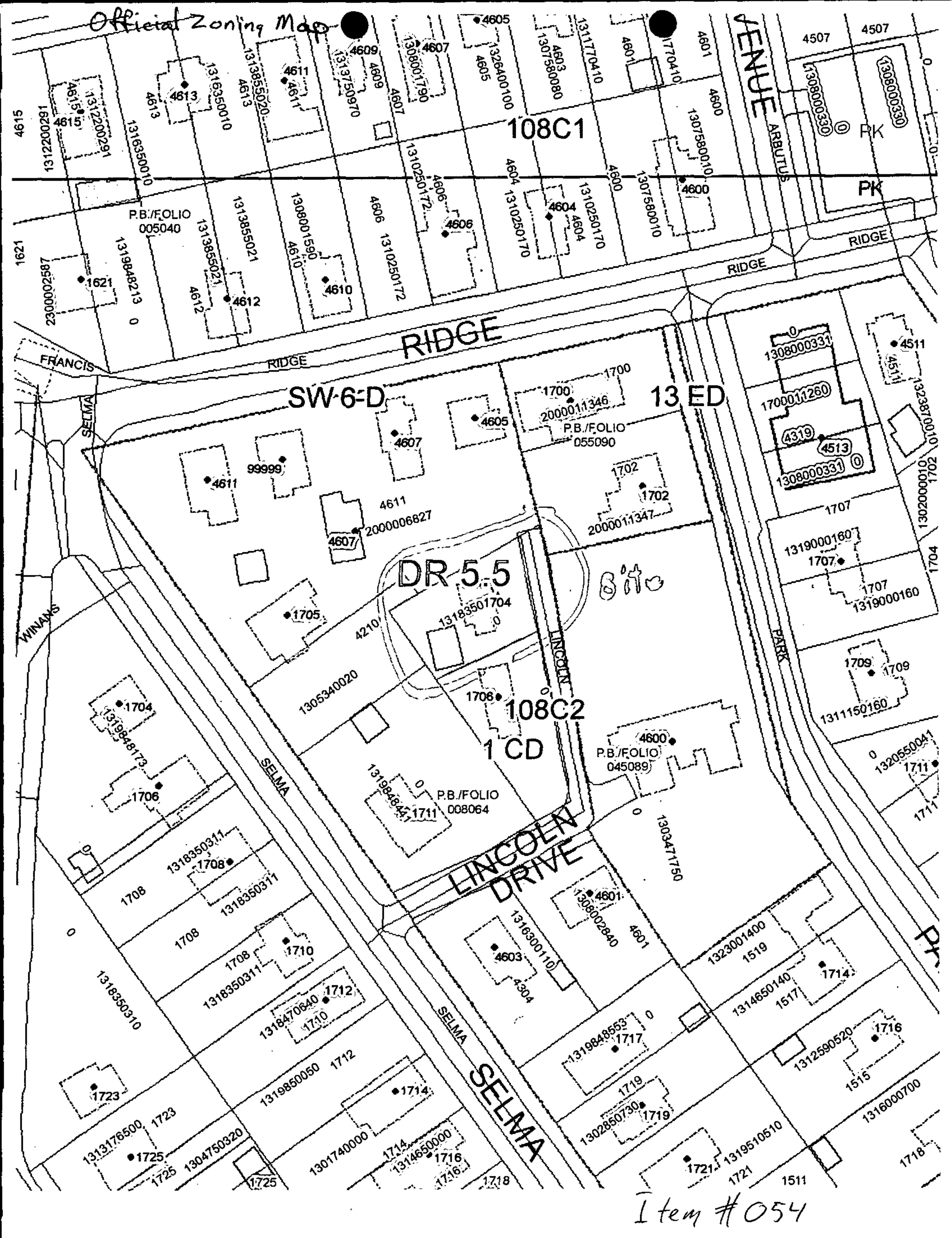


Item #054



Item #054

~~Official Zoning Map~~



Item # 054



West wall of house



Outside wall of kitchen

Item #054



looking out from 2ND level bedroom



Item # 05.4

looking towards neighbors yard (1705 Selma Ave)

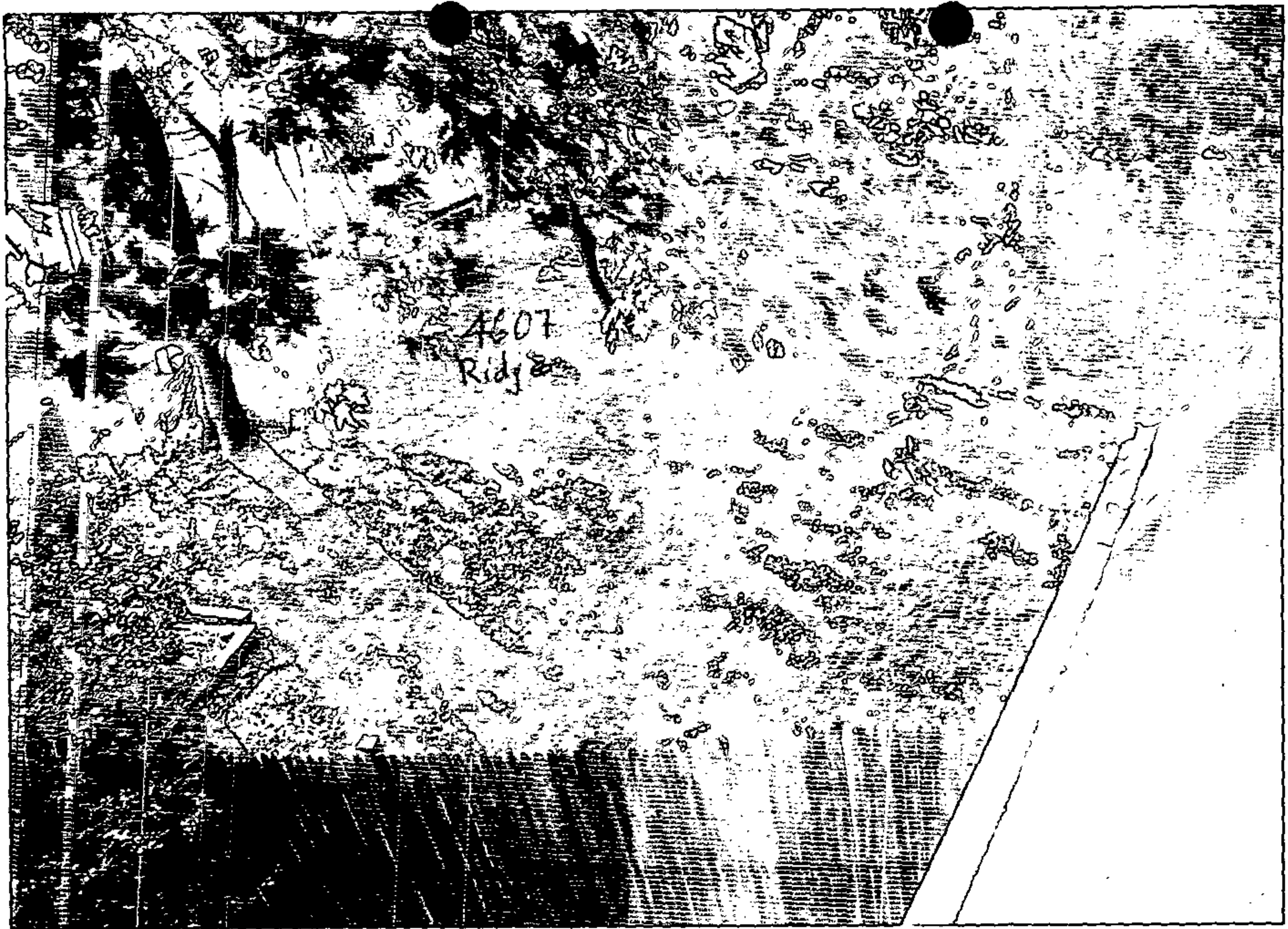


View towards 4605 Ridge Ave



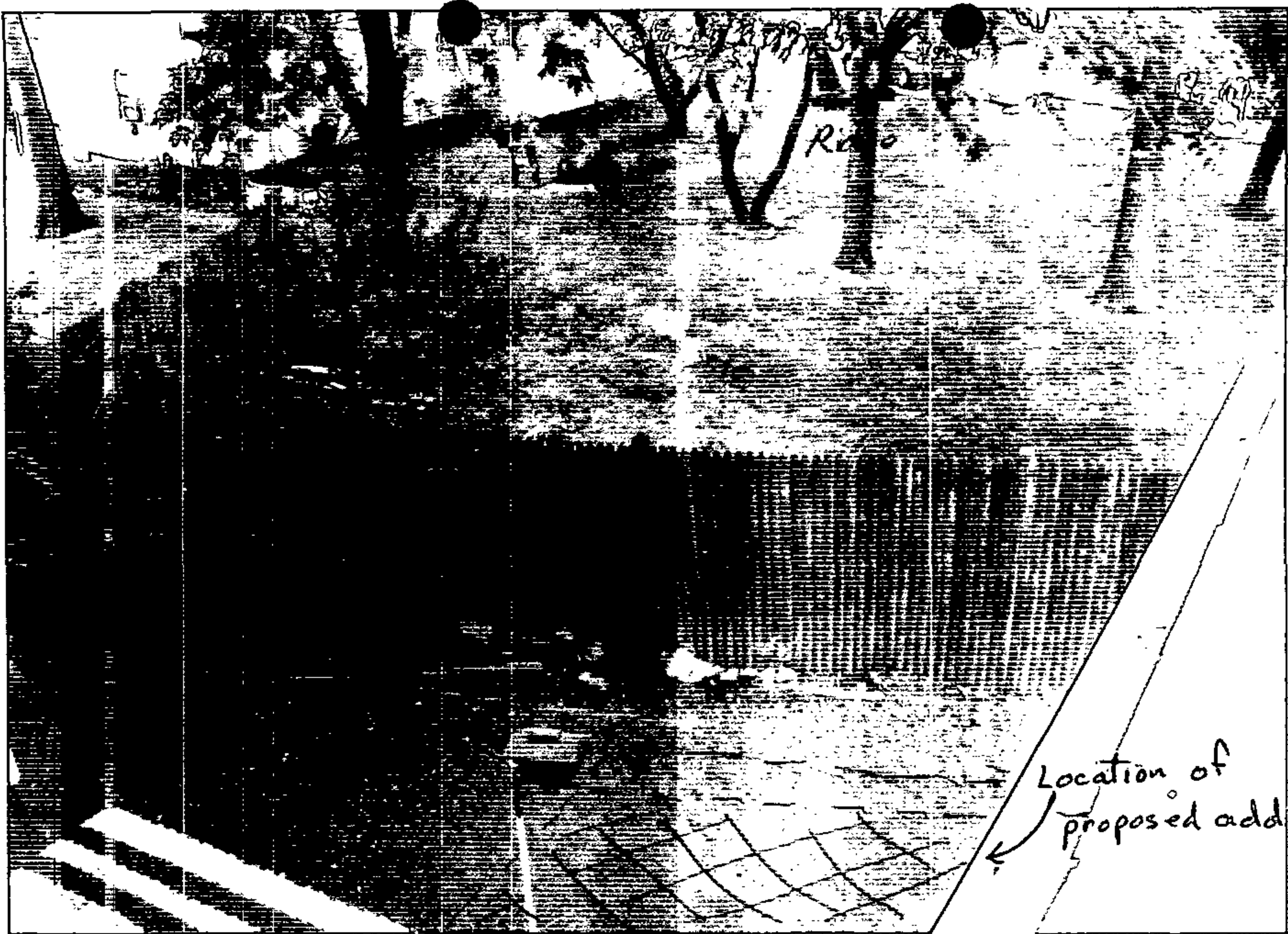
Yard - looking towards neighbors on Ridge Ave
 ↑ 4607 ↑ 4605

Item
 #054



Neighbors Yard looking out 2nd level window
4607 Ridge

Item #054



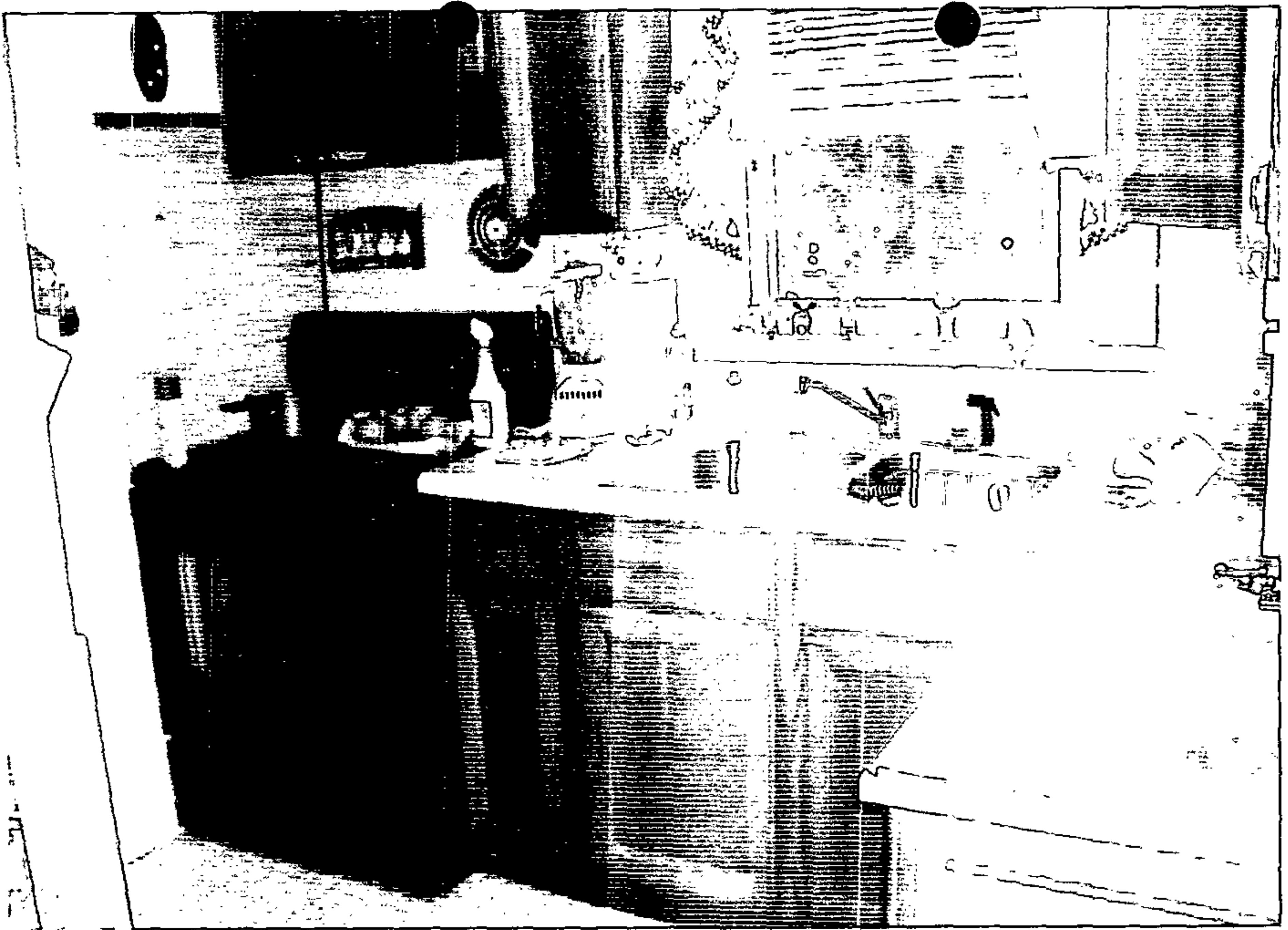
View from 2nd floor hall -

↑ Ridge Ave ↑

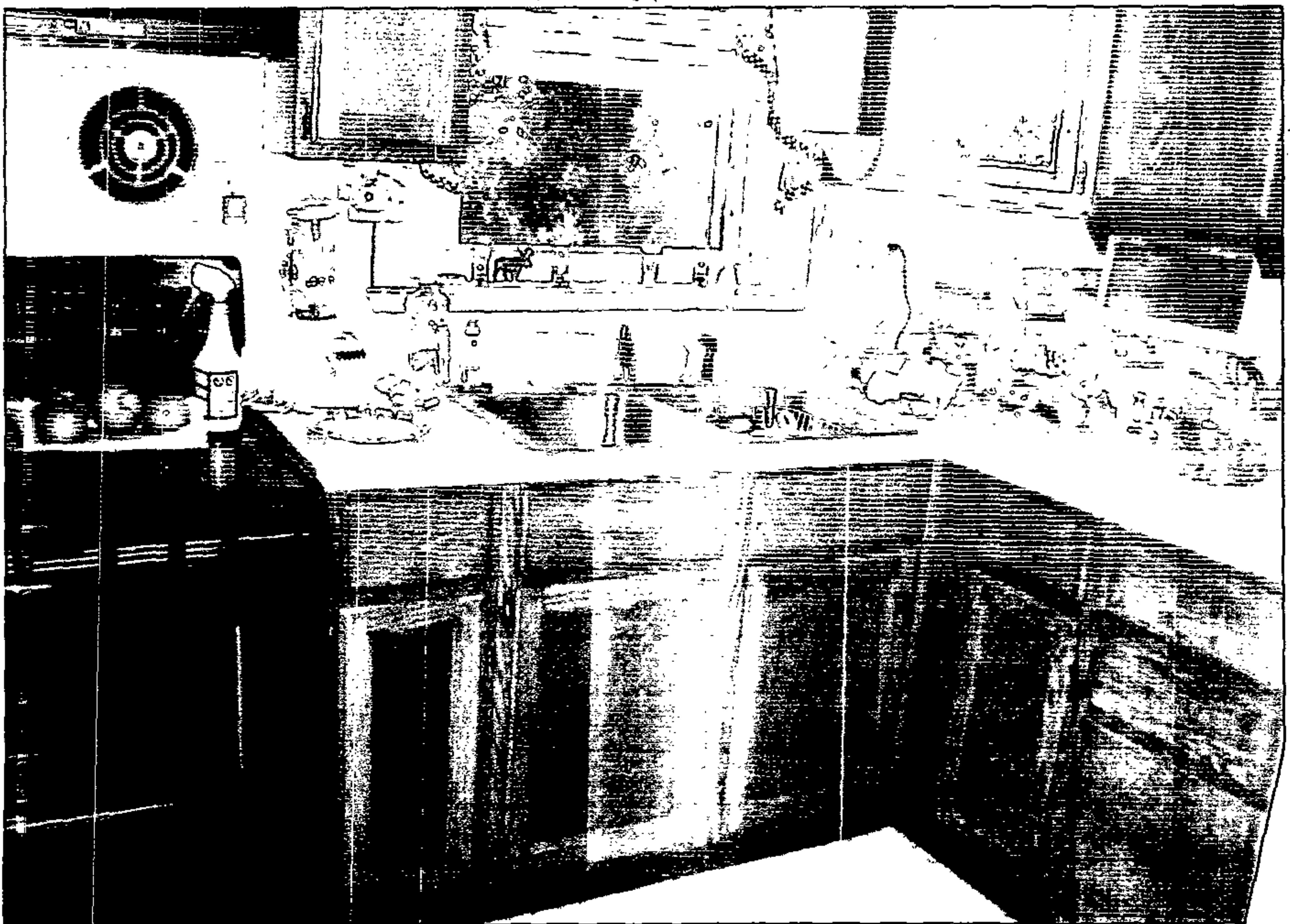


View from 2nd floor hall -

Item #054

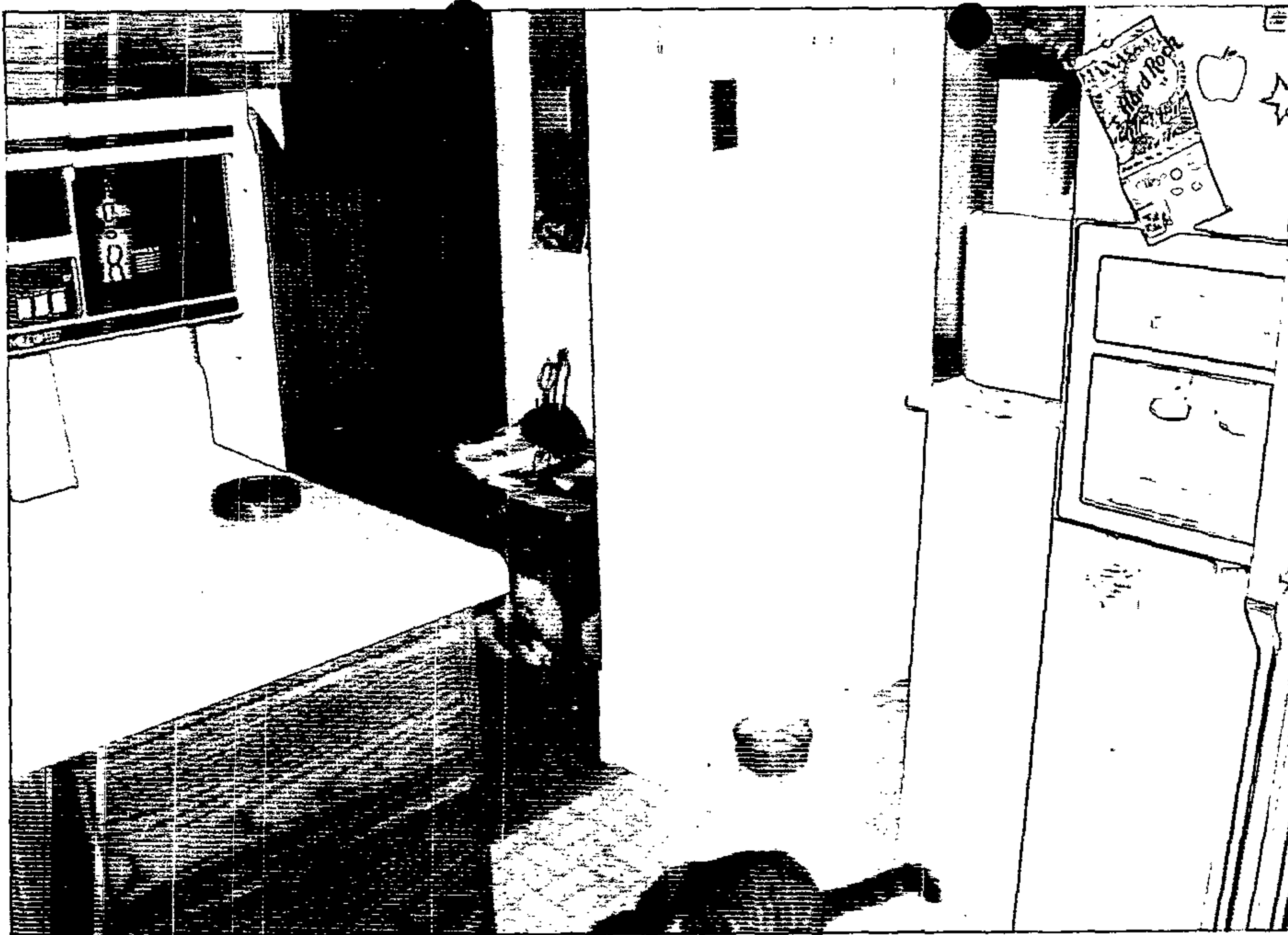


Kitchen - North wall



Kitchen NE corner

Item #054

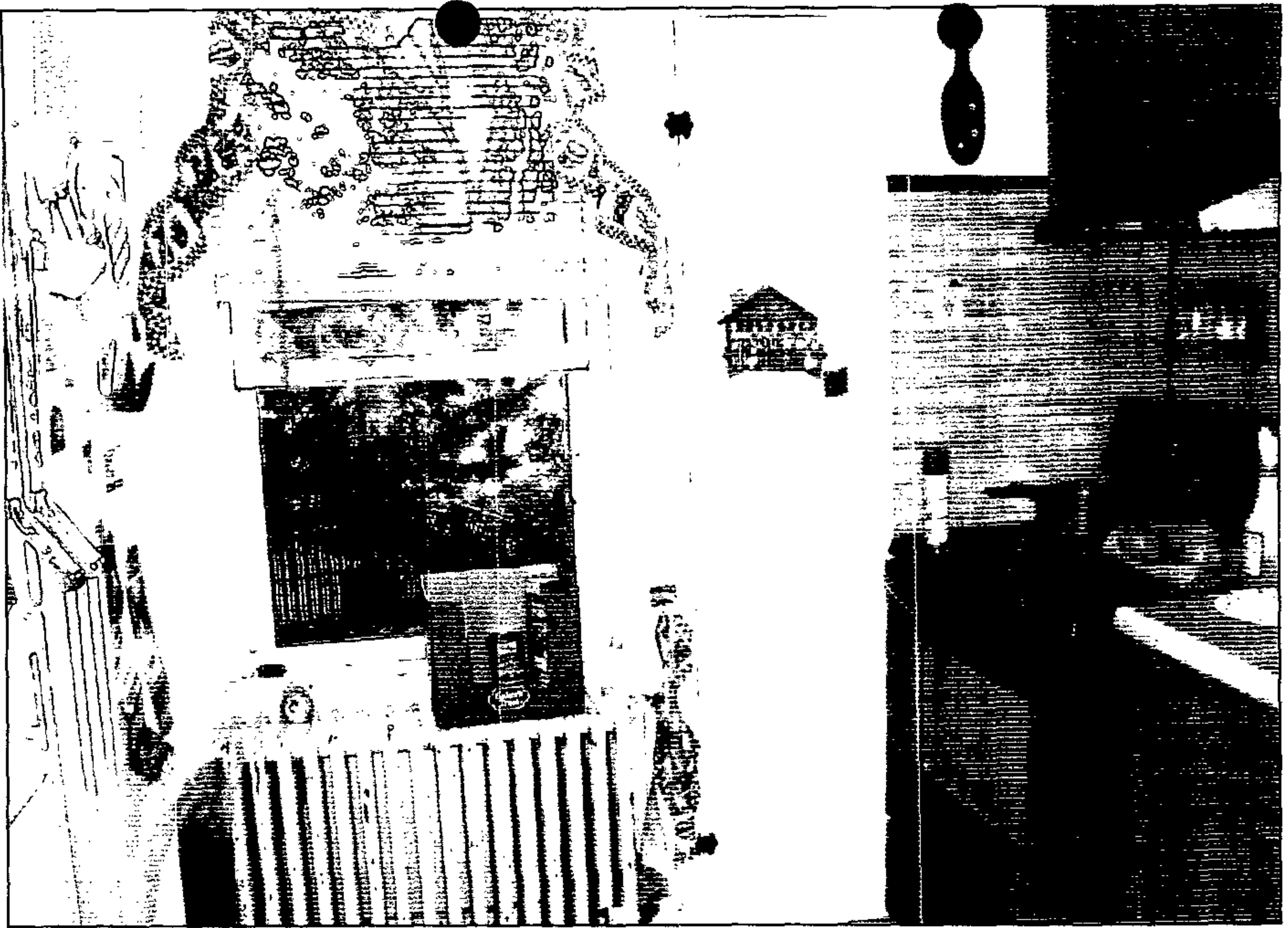


Kitchen East wall



Kitchen S W corner

Item # 054



Kitchen west wall



Rear of house, NW corner Kitchen window in center

Item
#054

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1704 Lincoln Dr.

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

SUBDIVISION NAME Halethorpe

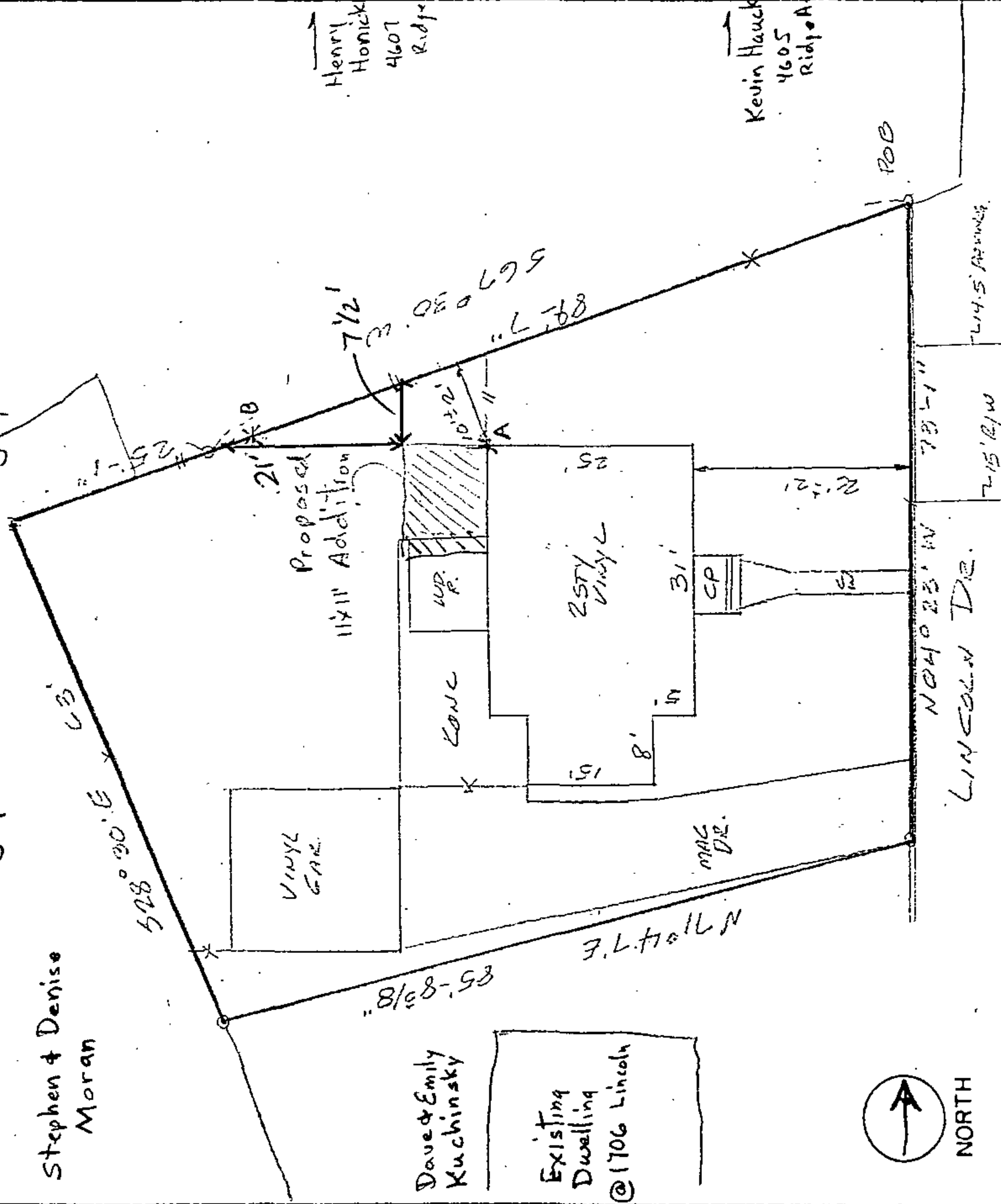
July 27, 2007

PLAT BOOK # 8 FOLIO # 64 LOT # 2 SECTION # 2

Tax# 1304870 050

OWNER Ronald W. Bungay & Carol Ricker Bungay

Stephen & Denise
Moran

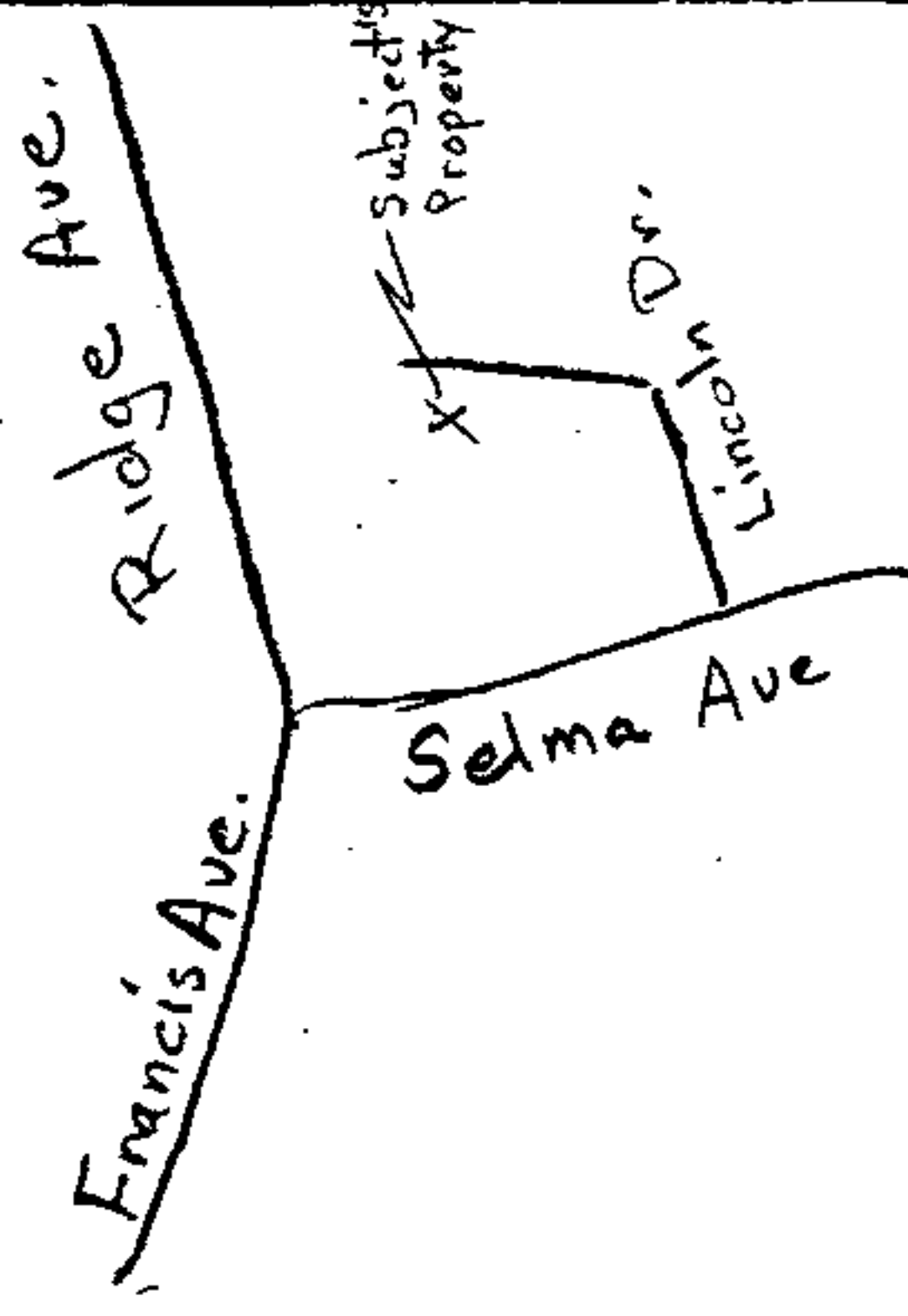


PREPARED BY

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 1374

COUNCILMANIC DISTRICT 1st

1" = 200' SCALE MAP # 108C2

ZONING DR 5.5

LOT SIZE 0.155 ACRES 6,732 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

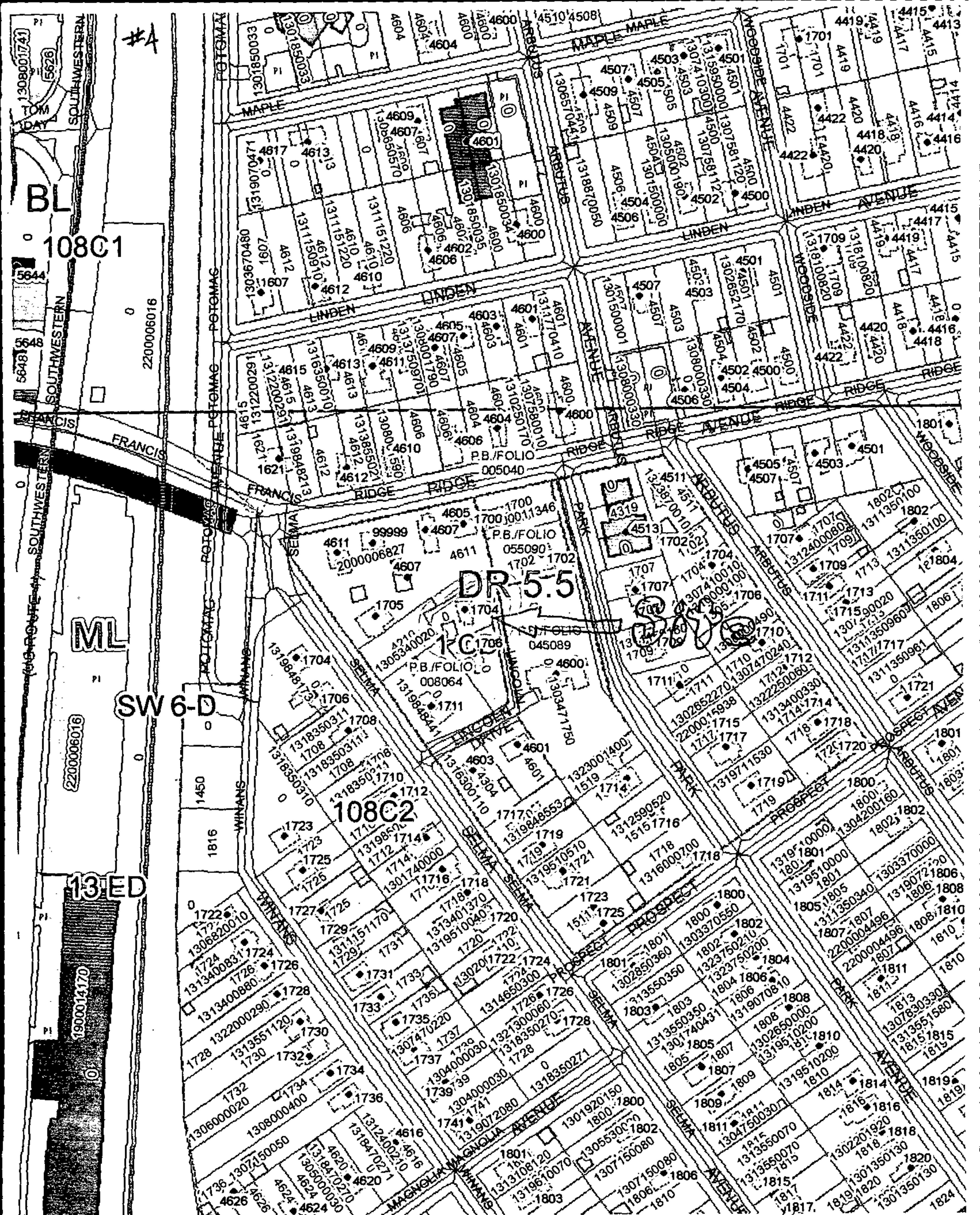
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY / BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY RJD ITEM # 1 CASE # 08-054-A



Item #054:

