

IN RE: PETITION FOR ADMIN. VARIANCE *

N side of Utrecht Road, 180 feet W of
the c/l of Radecke Road
14th Election District
6th Councilmanic District
(5770 Utrecht Road)

Mary Janet Novak-Minke
Petitioner

BEFORE THE

DEPUTY ZONING

COMMISSIONER

FOR BALTIMORE COUNTY

Case No. 08-057-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Mary Janet Novak-Minke for property located at 5770 Utrecht Road. The variance request is from the Baltimore County Zoning Regulations (B.C.Z.R.) 1964 R.G. Zone to permit an addition (proposed sunroom) on side of existing single family townhome with a side set yard width of 10 feet in lieu of the required side yard width of 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct a 10 foot x 16 foot sunroom on the side of her end unit townhome. An existing doorway will be the entrance to the sunroom and the bay window will become part of the sunroom. The sunroom cannot be placed at the rear of the home because extensive alterations would be required.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 11, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

9-6-07

13

The Petitioner has 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 5th day of September, 2007 that a variance from the Baltimore County Zoning Regulations (B.C.Z.R.) 1964 R.G. Zone to permit an addition (proposed sunroom) on side of existing single family townhome with a side set yard width of 10 feet in lieu of the required side yard width of 15 feet be and is hereby GRANTED, subject to the following:

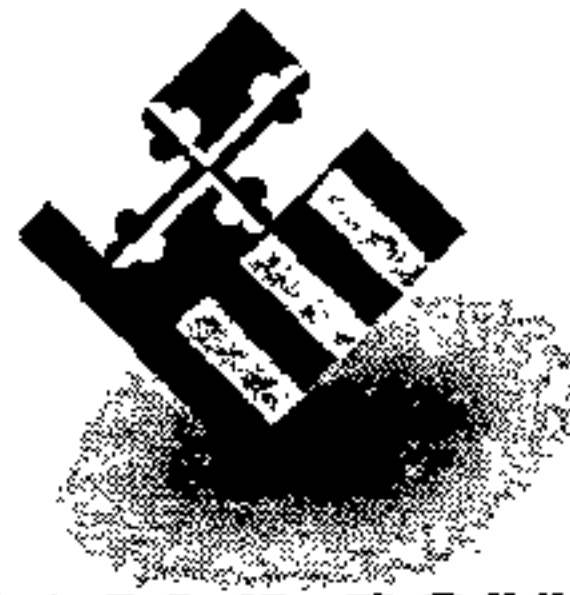
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner 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
9-6-07
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 6, 2007

MARY JANET NOVAK-MINKE
5770 UTRECHT ROAD
BALTIMORE MD 21206

Re: Petition for Administrative Variance
Case No. 08-057-A
Property: 5770 Utrecht Road

Dear Ms. Novak-Minke:

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

c: Lee Giroux, 573 McManus Way, Towson MD 21286



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

5770 UTRECHT RD.
which is presently zoned DR 10.5

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) BCZR-1964 R.G. ZONE

TO PERMIT AN ADDITION (PROPOSED SUNROOM) ON SIDE OF EXISTING SINGLE FAMILY TOWNHOME WITH A SIDE YARD WIDTH OF 10 FEET IN LIEU OF THE REQUIRED SIDE YARD WIDTH OF 15 FEET.

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

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. 08-057-A

REV 10/25/01

Reviewed By AARON TSUI Date 07/31/2007

Estimated Posting Date 08/12/07

08/27/07

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

5770 W. Trecht Rd.
Address
Baltimore, Md. 21226-2935
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):

Request is to construct a 10'x16' Sunroom on side of downhome, end unit. Doorway is to be entrance to sunroom + bay window will become part of sunroom. Practical difficulty will be not able to build in back-yard without major alteration work. Regulations 1966 attached maintain 10' - After sunroom is built.

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.

Mary Janet Novak-Minke
Signature

MARY JANET NOVAK-MINKE
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of JUNE, 07, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Kate A. McPherson
Notary Public

My Commission Expires 4/13/2008

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

5770 Wreacht Rd.
Address
Baltimore, MD, 21206
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):

Request is to construct a 10'x16' Sunroom on side of townhome, end unit. Doorway is to be entrance to sunroom, & bay window will become part of sunroom. Practical difficulty will be not able to build in backyard without major alteration work. Regulations 1964 attached, maintain 10', after sunroom is built.

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.

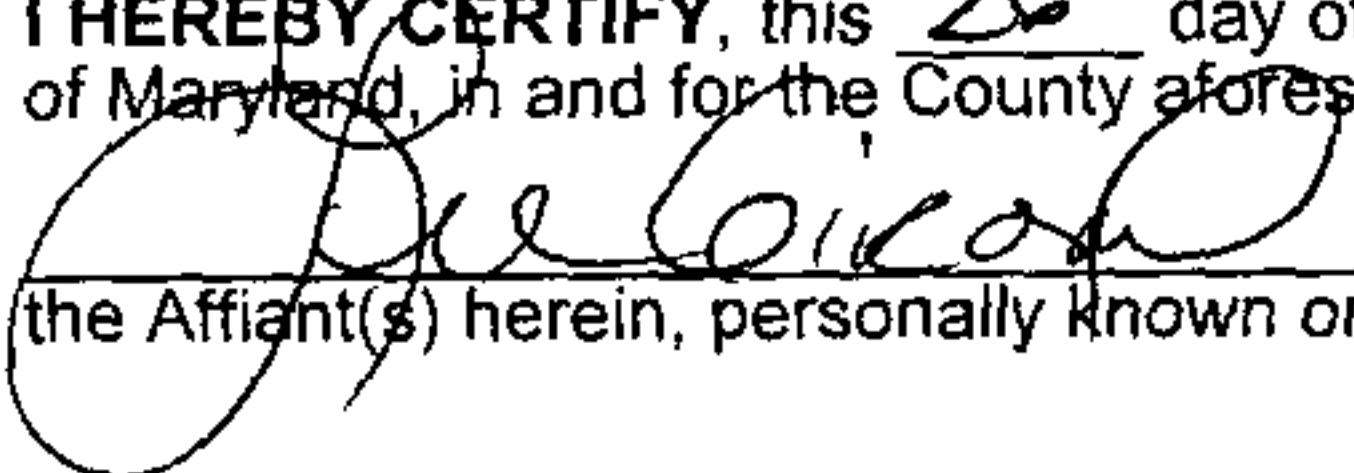
Mary Janet Novak-Minke
Signature
MARY JANET NOVAK-MINKE
Name - Type or Print

Signature

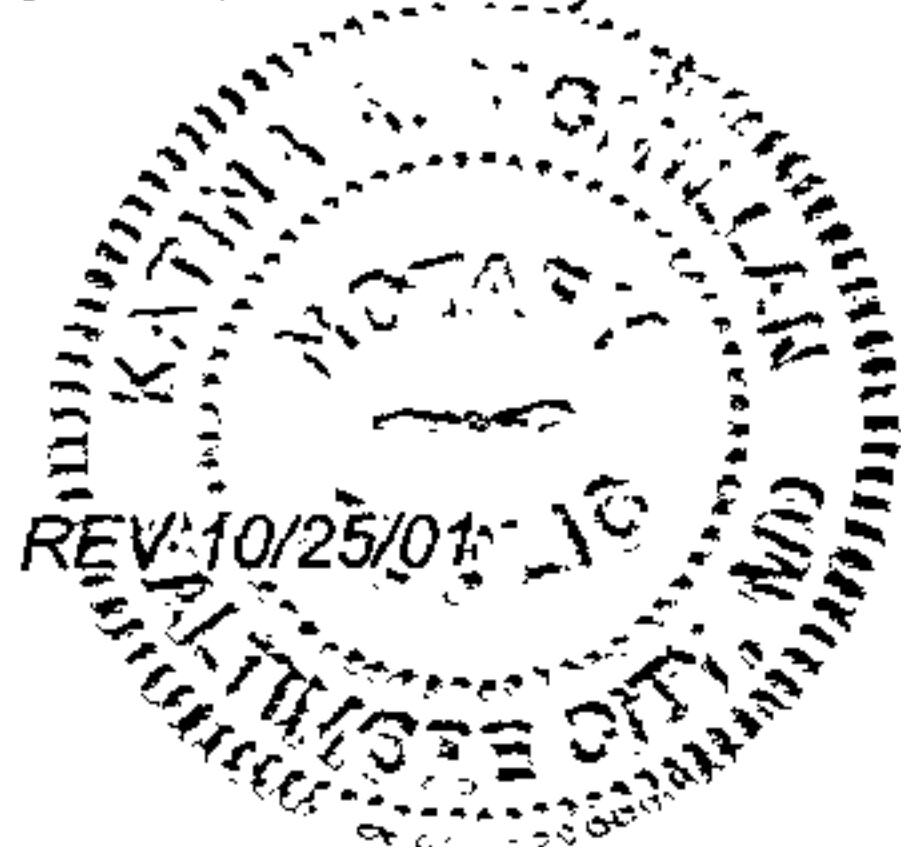
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of JUNE, 07, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared


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

AS WITNESS my hand and Notarial Seal



Katha A. McFarlane
Notary Public
My Commission Expires 4/13/2008



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

which is presently zoned

5770 LITRECHT RD.
DR 10.5

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) BCZR-1964 R.G. ZONE

TO PERMIT AN ADDITION (PROPOSED SUNROOM) ON SIDE OF
EXISTING SINGLE FAMILY TOWNHOME WITH A SIDE YARD
WIDTH OF 10 FEET IN LIEU OF THE REQUIRED SIDE YARD
WIDTH OF 15 FEET.

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. 08-057-A

REV 10/25/01

Reviewed By Aaron Tsui

Date 07/31/2007

Estimated Posting Date 08/12/07

08/27/07

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 5770 UTRECHT ROAD
(address)

Beginning at a point on the NORTH side of
(north,south,east or west)

UTRECHT ROAD which is 60 FEET
(name of street on which property fronts) (number of feet of right-of
way width)

wide at a distance of 180 FEET WEST of the
(number of feet) (north,south,east and west)

centerline of the nearest improved intersecting street RADECKE
(name of street)

which is 60 FEET wide. Being lot # 54

Block J Section # 5 in the subdivision of Holland Hills
(name of subdivision)

as recorded in the Baltimore County Plat Book #30 Folio #58

containing 4,466 SQ. FT. also known as 5770 UTRECHT ROAD
(property address)

and located in the 14 Election District, 6 Councilmanic District

08-057-A

SECRET

No. 04179

Date:

023061 169733/1
341 175
6184

THE END

2

STANDARD FORM

2

Gen. 12:1-13

SECRET

CONFIDENTIAL

[illegible]

Total:

100

Rec From:

104

DISTRIBUTION

WHITE - CASHIER

PINK AGENCY

YELLOW - CUSTOMER

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 08-057-1Petitioner/Developer: LEE EIGHTDate Of Hearing/Closing: 8/27/07

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 5770 CTECHT RD

This sign(s) were posted on August 11, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 8/11/07
(Signature of sign Poster and Date)

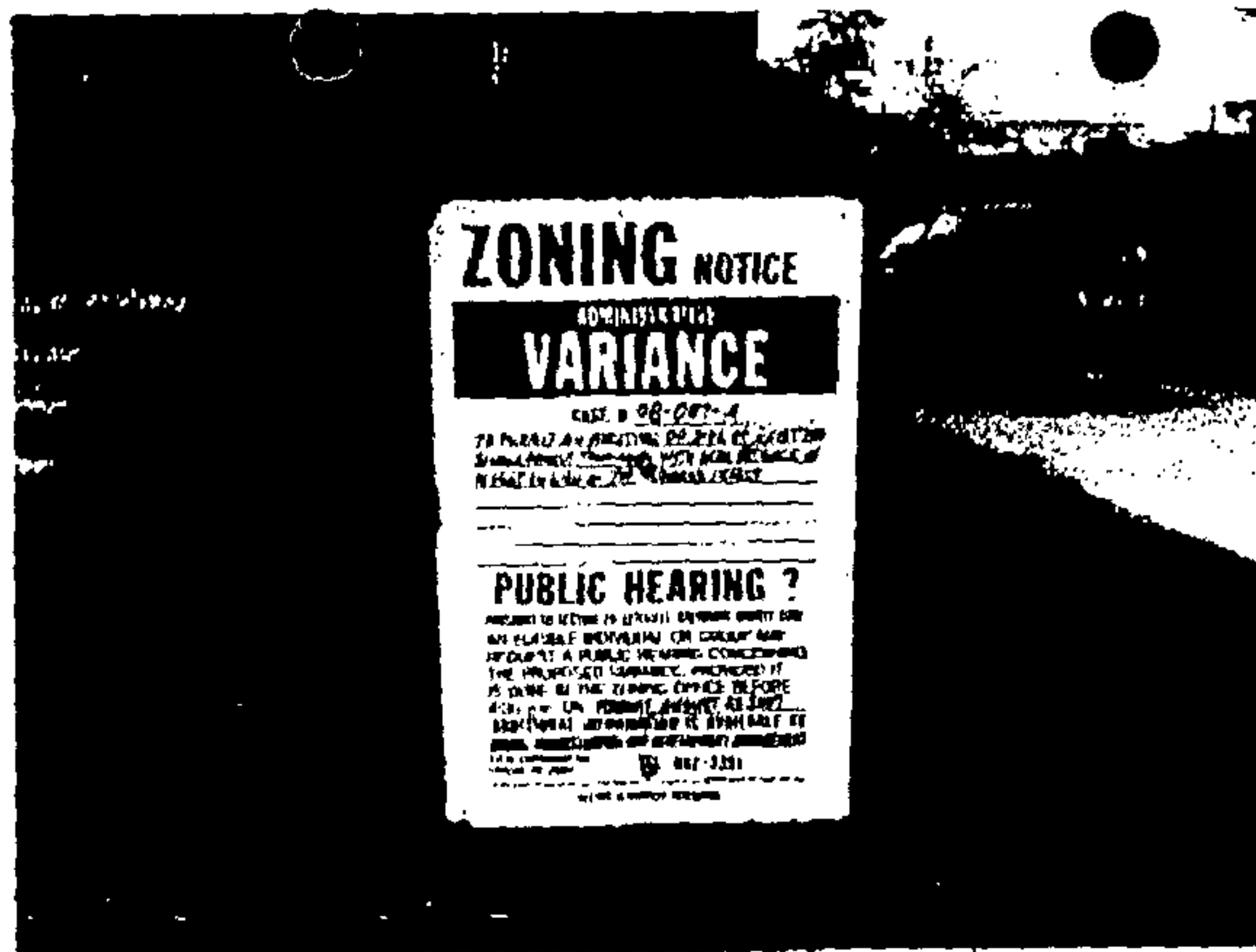
Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220(443-629 3411)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 057 -A Address 5770 UTRECHT ROAD

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 07/31/2007 Posting Date: 08/12/07 Closing Date: 08/27/07

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- 057 -A Address 5770 UTRECHT ROAD
Petitioner's Name MARY JANET NOVAK-MINKE Telephone 410-866-5645

Posting Date: 8.12.07 Closing Date: 8.27.07

Wording for Sign: To Permit AN ADDITION ON SIDE OF EXISTING SINGLE FAMILY
TOWNHOME WITH SIDE SETBACK OF 10 FEET IN LIEU OF THE
REQUIRED SIDE SETBACK OF 15 FEET.

WCR - Revised 6/25/04



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 27, 2007

Mary Janet Novak-Minke
5770 Utrecht Road
Baltimore, MD 21206

Dear Ms. Novak-Minke:

RE: Case Number: 08-057-A, 5770 Utrecht Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 31, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Lee Giroux 573 McManus Way Towson 21286

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 13, 2007

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

RECEIVED
AUG 17 2007

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-057- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Murray

Division Chief:

Lynn Jenkins

CM/LL



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 ⁵⁷ and 052 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



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

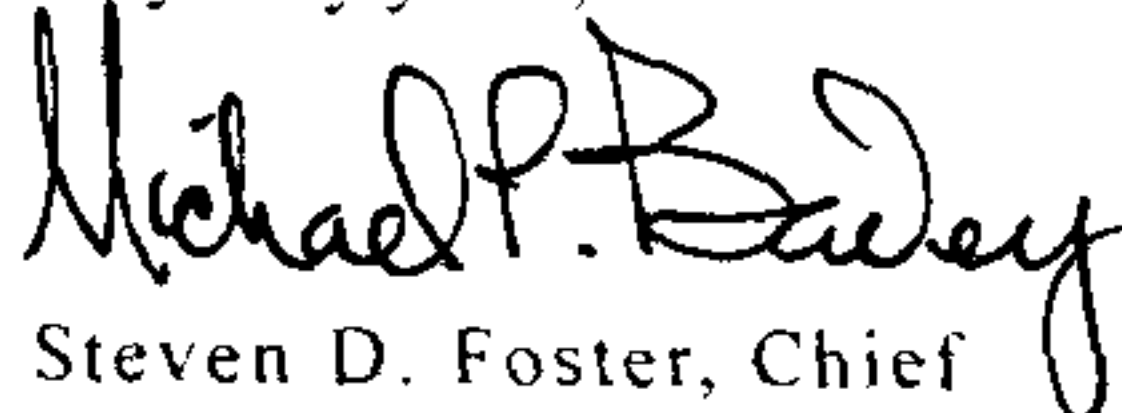
RE: Baltimore County
Item No. 8-57-A
5770 LITRECHT ROAD
MINKE PROPERTY
ADMINISTRATIVE VARIANCE

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. 8-57-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, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 15, 2007

FROM: Dennis A. Kennedy, ^{DAK}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

125045

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

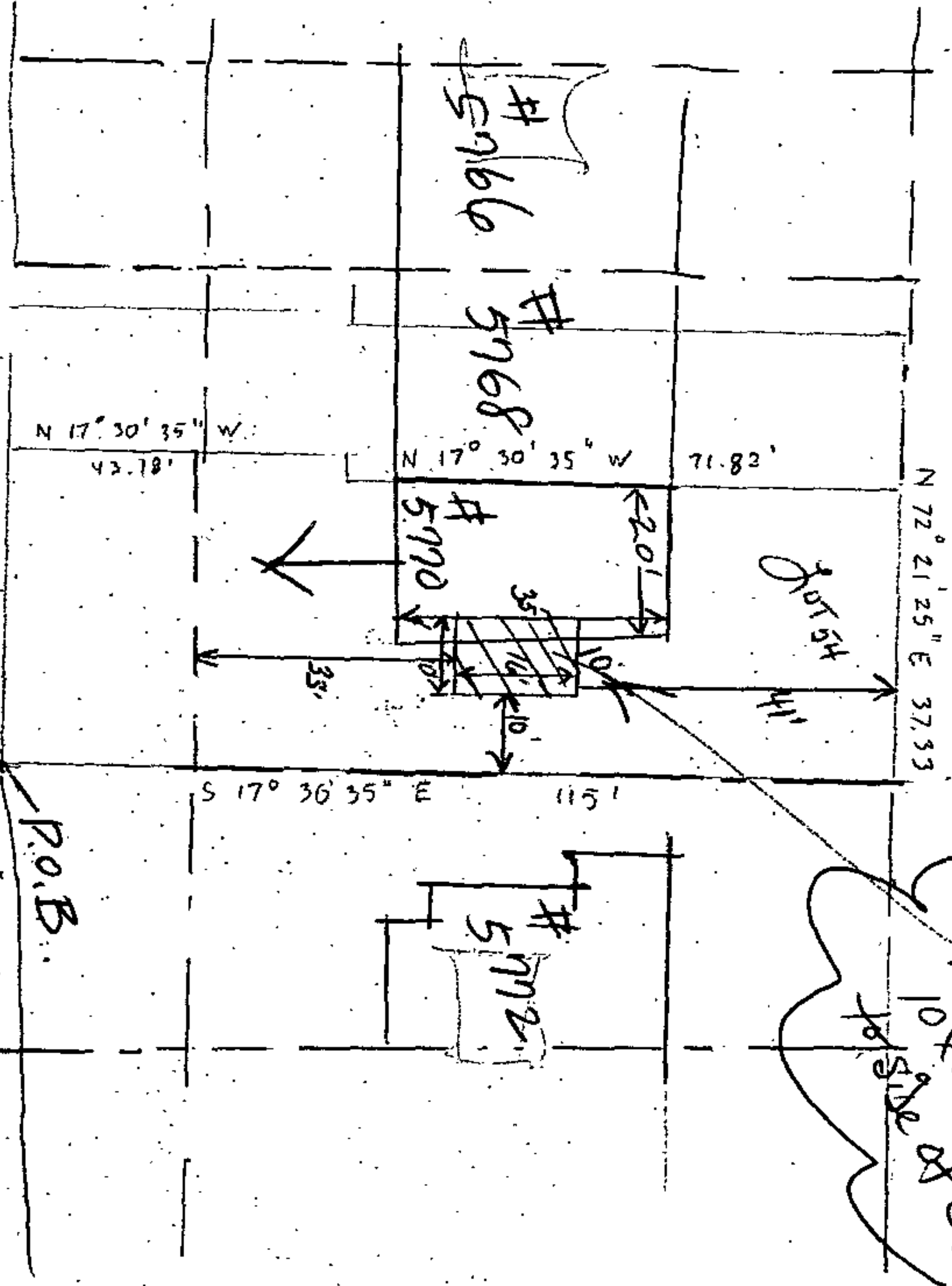
PROPERTY ADDRESS 3770 Utrecht Rd

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

SUBDIVISION NAME Holland Hills

PLAT BOOK # 30 FOLIO # 58 LOT # 54 SECTION # 5

OWNER Mary Janet Mosak-Minko



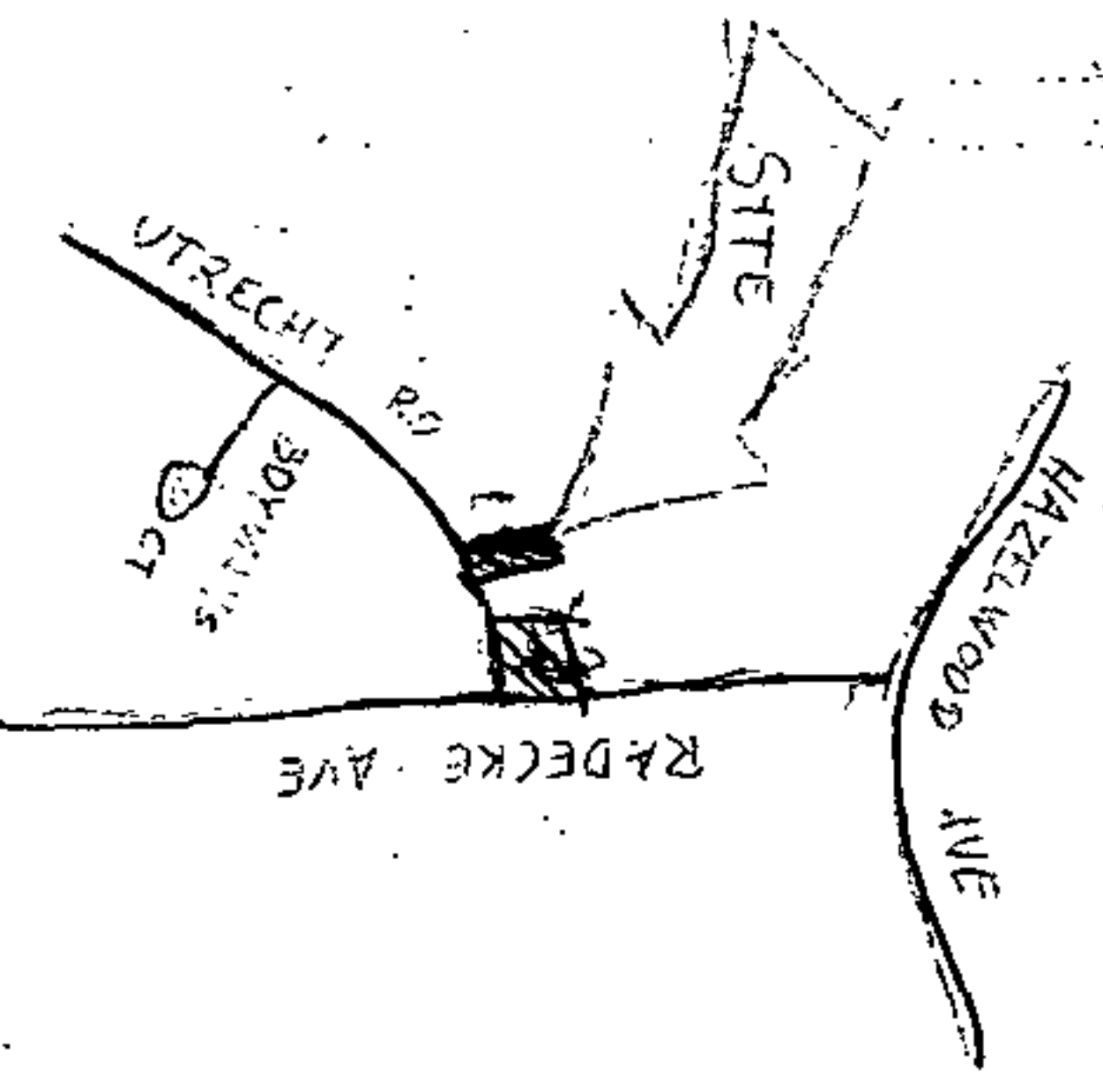
PREPARED BY _____

SCALE OF DRAWING: 1" = 30'

Proposed 16' x 10' side of Sec 5



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 06

1" = 200' SCALE MAP # 089B1

ZONING DK 10.5 (1964 R.G. ZONE)

LOT SIZE 4466

ACREAGE 0.102 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

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 _____ ITEM # _____ CASE # _____

ARON Tsch 057 108-057-A

DR-55

66D

PK

PK

BL

SITE

14 ED

NE-4-E

089B1

ROAD

DR 10.5

UTRECHT

RADDECKE

7

of-057-A

DR 3.5

BL AS

BL

5770 Utrecht Rd.

DR 10.5

EMELIA AVE

EMELIA WOODS CT

UTRECHT RD

BOYMANS CT

RADECKE AVE

08-057-A

12>617

PLAT TO ACCOMPANY PETITION FOR ZONING

PROPERTY ADDRESS 5770 Utrecht Rd

SUBDIVISION NAME Holland Hills

PLAT BOOK # 30 FOLIO # 58 LOT # 54 SECTION # 5

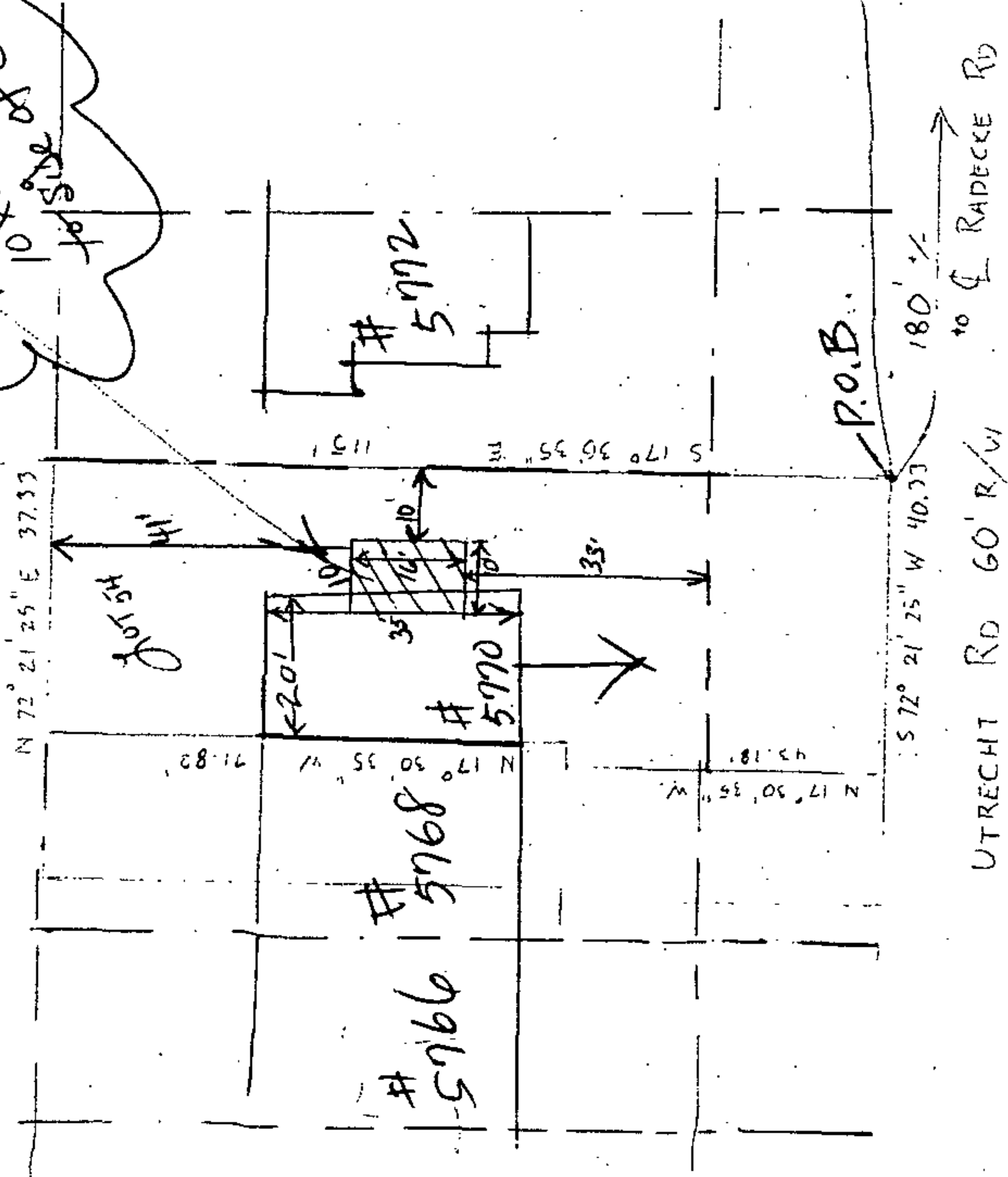
OWNER MARY Garet ALONAK-MINKO

☒ VARIANCE

☐ SPECIAL HEARING

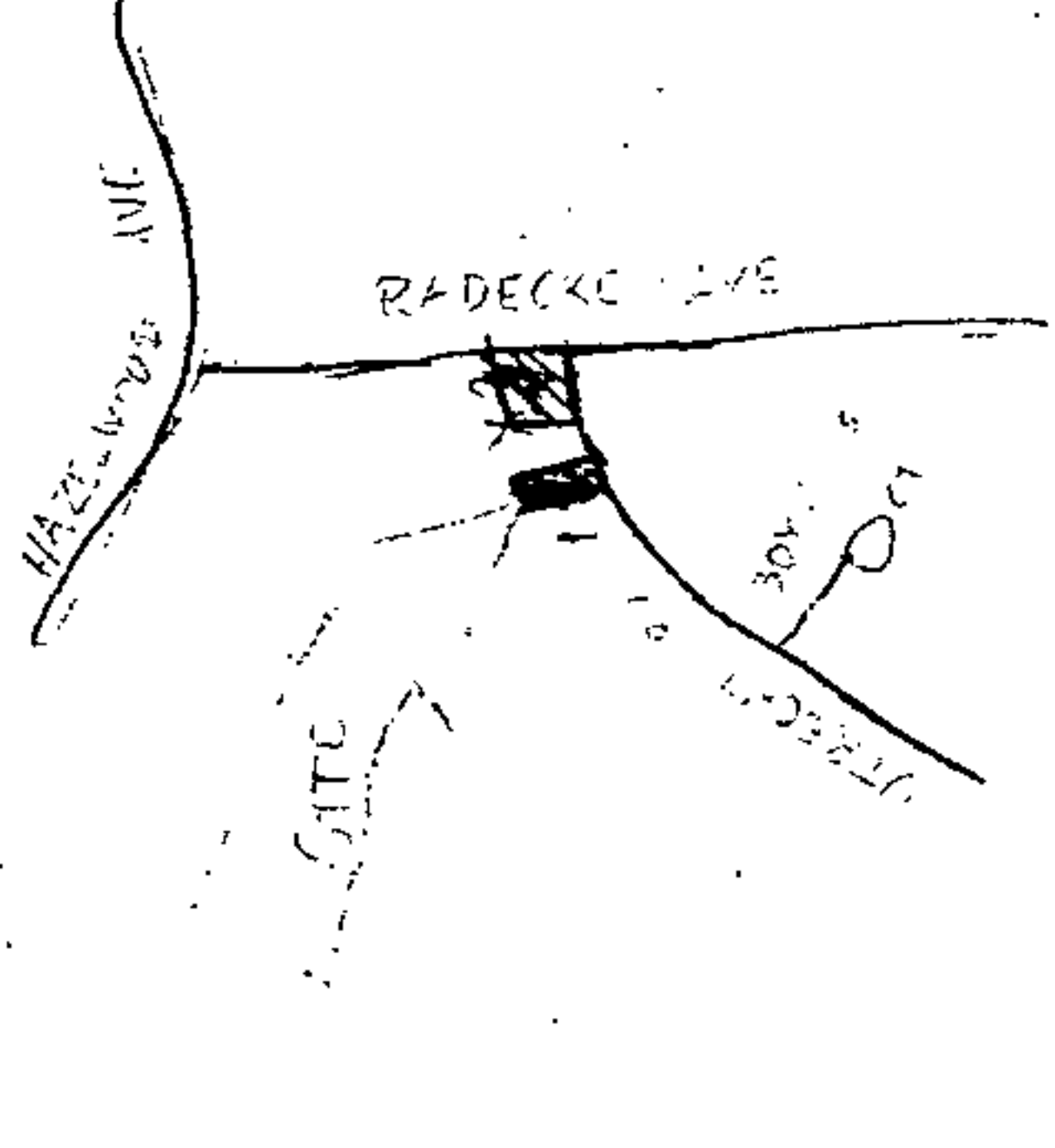
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

*Proposed Sublot
5766, 5768, 5770
10' x 16' side of St*



PREPARED BY _____

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 06

1"=200' SCALE MAP # 089 B1

ZONING DK 10.5 (1964 R.G. ZONE)

LOT SIZE

ACREAGE

SQUARE FEET

PUBLIC

PRIVATE

SEWER

WATER

CHESAPEAKE BAY
CRITICAL AREA

YES

NO

100 YEAR FLOOD PLAIN

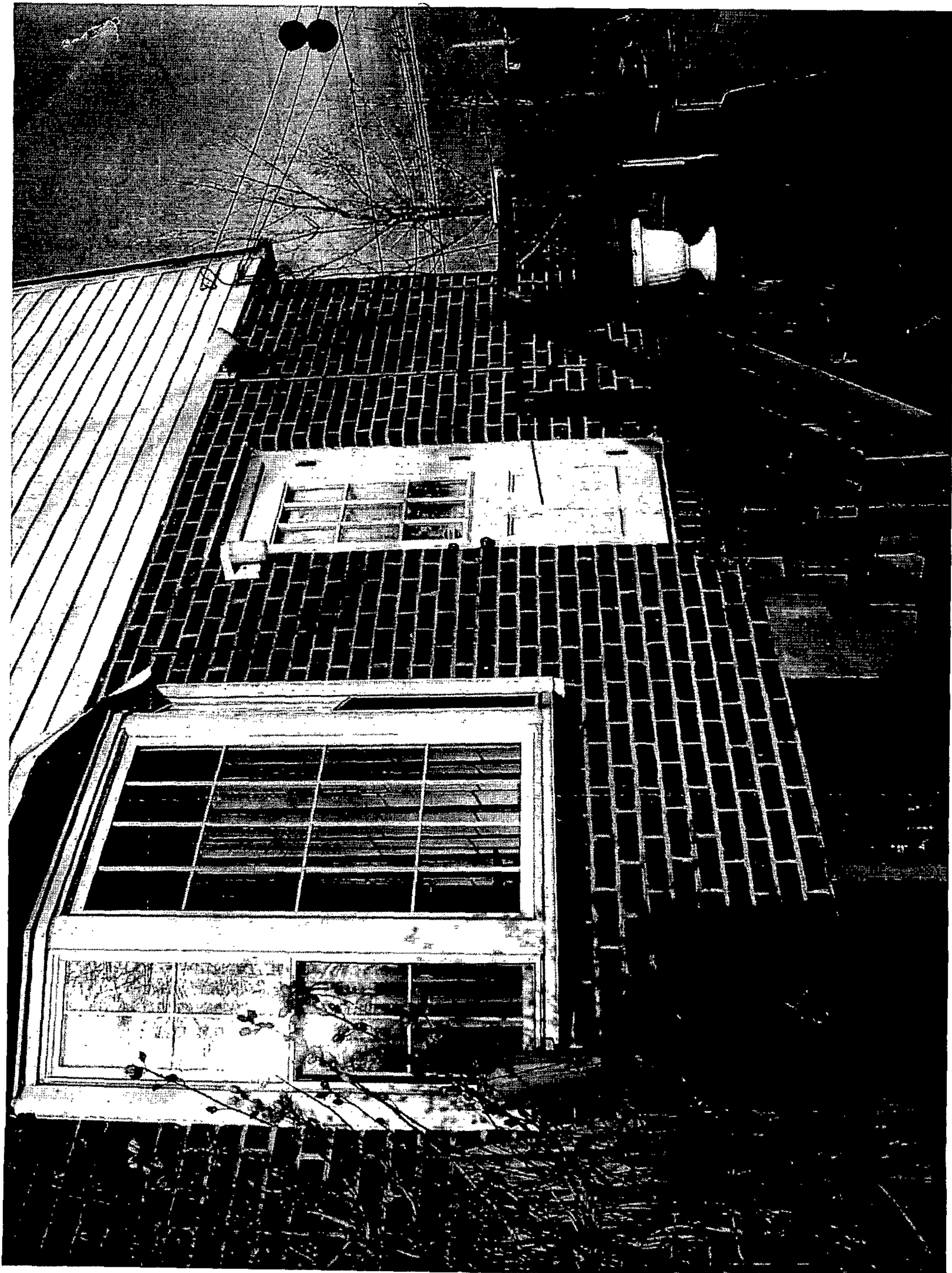
HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING

NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ CASE # _____
ITEM # _____

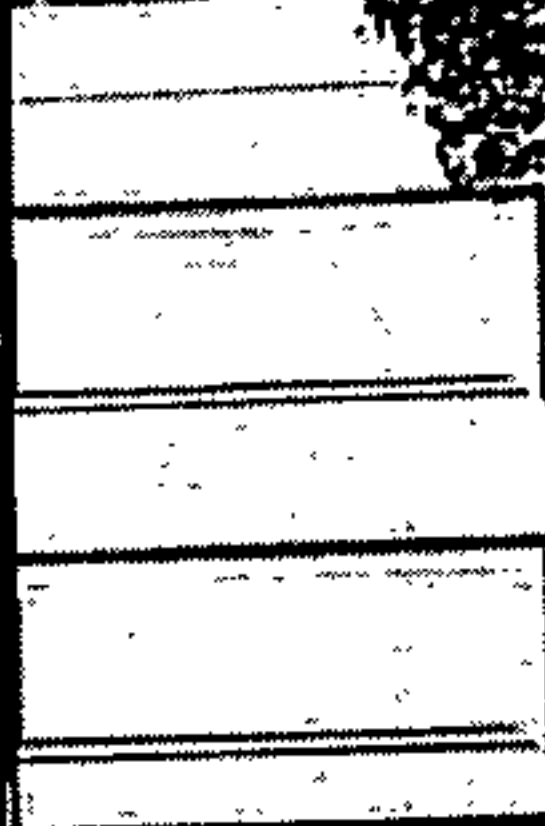
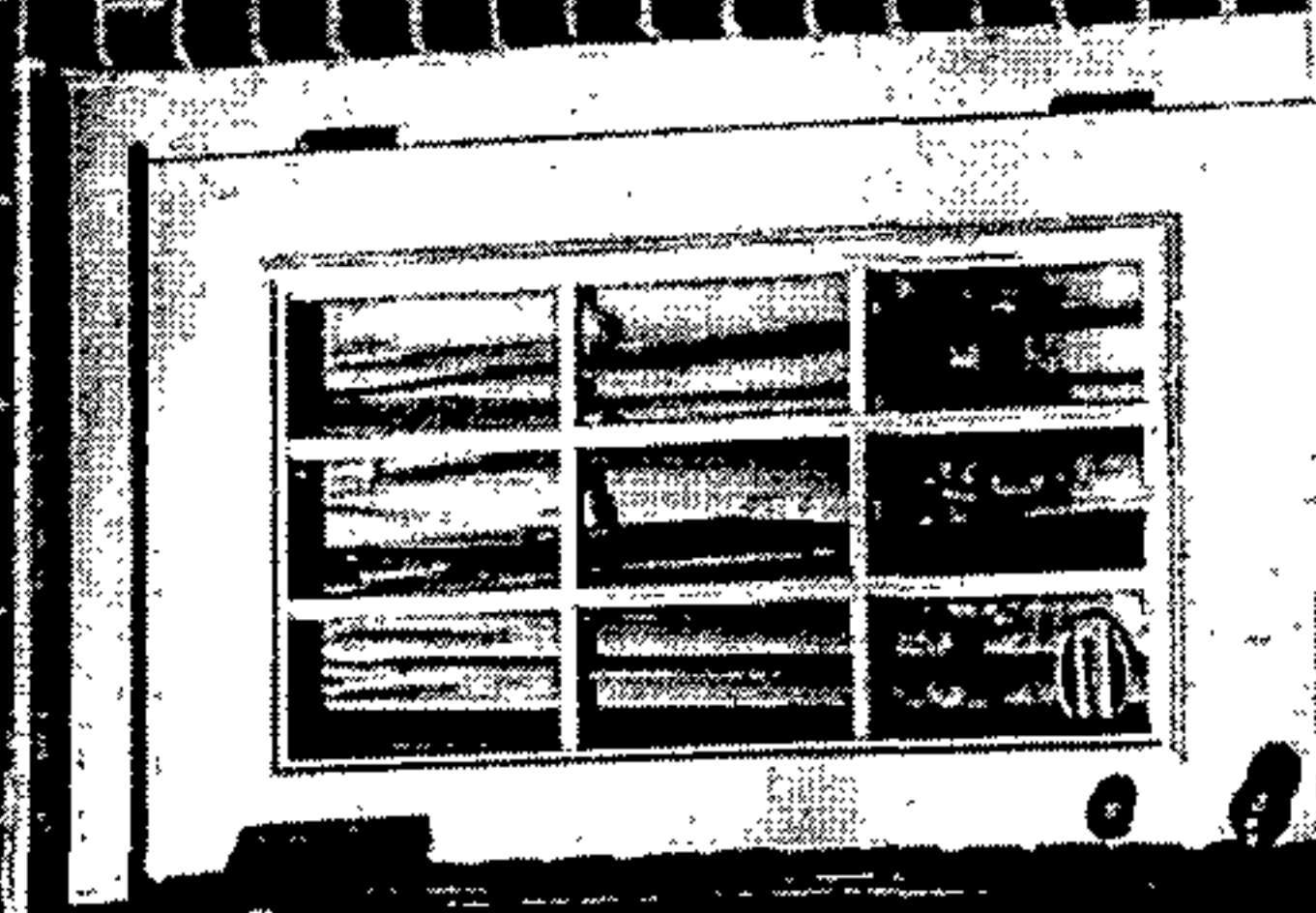
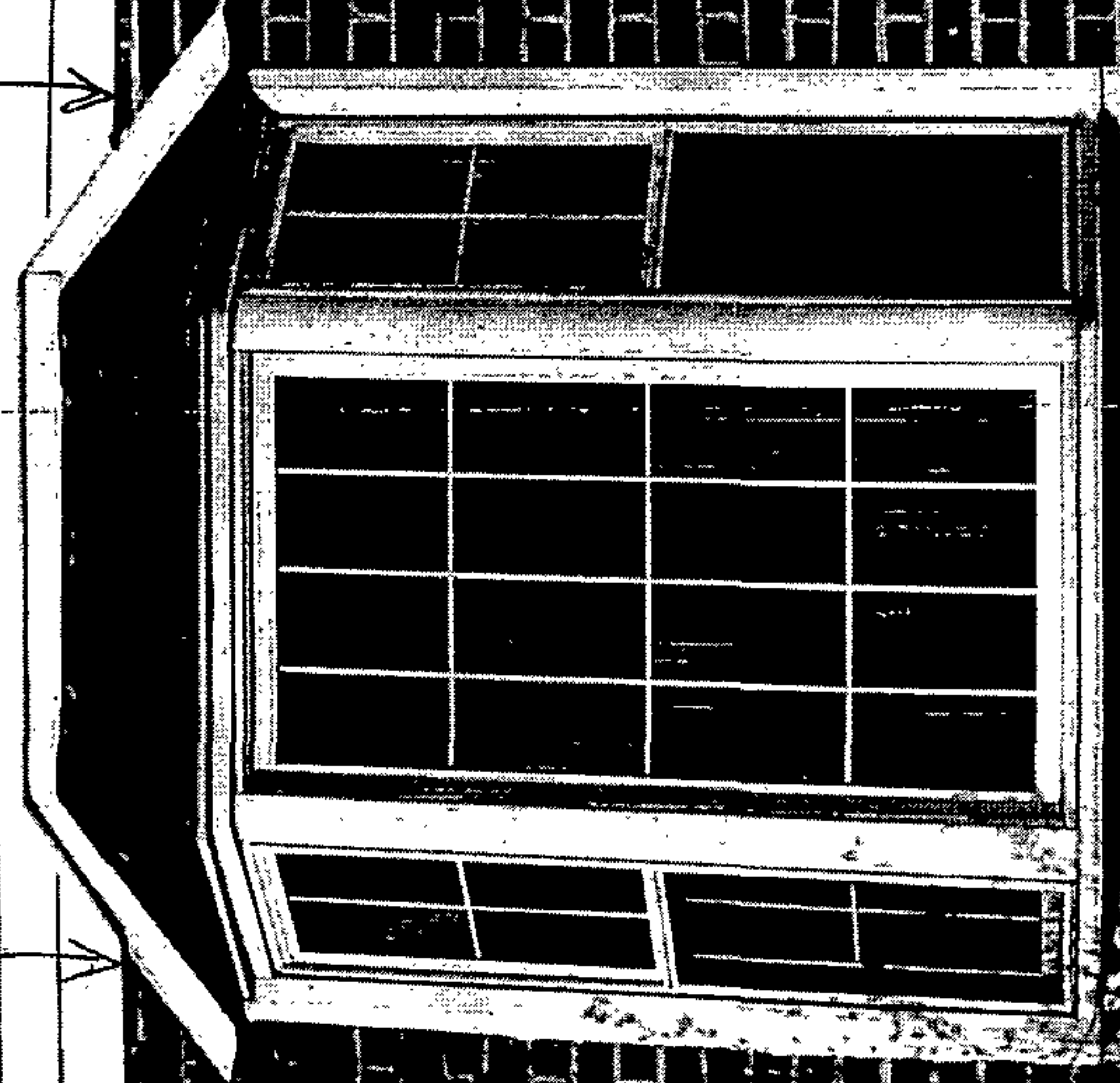
PREPARED BY AARON TSUTSUMI 057 108-057-A



5770 Watcrest Rd.

Side View

Proposed Sunroom



Mike Catalano
Dillon

1916 → 2016

Guy N.

1964
B.C.R.

R. G. ZONE

	LOT DIMENSIONS			YARD DIMENSIONS			
	Area in Square Feet	Lot Width at Front Bldg. Line in Feet	Lot Depth in Feet	Front Yard Depth in Feet	Side Yard Width in Feet	Rear Yard Depth in Feet	Maximum Number Dwelling Units in Any Group Bldg.
Group							
interior lot	2070	18	115	25	none	50	6
interior end lot	3795	33	115	25	15	50	6
street corner lot	4945	43	115	25	25	50	6
Semi-detached (1/2 of building)							
interior lot	4025	35	115	25	15	50	
street corner lot	4945	45	115	25	25	50	
Two-family duplex							
interior lot *	8050	70	115	25	15	50	
street corner	9200	80	115	25	25	50	

214.2—Front Yard—For all two-family dwellings and for group houses, the front building line shall be not less than 55 feet from the center line of the street.

214.3—Side Yards—For all two-family dwellings and group houses on corner lots, the building line along the side street shall be not less than 55 feet from the center line of the street.

214.4—Accessory Buildings—In case of a street corner end group house, any accessory building shall have a minimum setback of 25 feet from the lot line along the side street (see also Section 400).

R. A. Zone—Residence, Apartment

Section 215—USE REGULATIONS

The following uses only are permitted:

215.1—Uses permitted and as limited in R. 6 Zone.

215.2—Apartment houses;

215.3—Community garage when located not less than 60 feet from the front lot line and, in the case of a corner lot, 30 feet from the side street line except when contained within the main building, and provided

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