

**IN RE: PETITION FOR ADMIN. VARIANCE**

NW side Avenue B, 750 feet S c/line  
McComas Avenue  
15<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District  
**(9008 Avenue B)**

Joan K. and William R. Johns Sr.  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 08-415-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, Joan K. and William R. Johns Sr. for property located at 9008 Avenue B. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 14 feet and a rear yard setback of 8 feet for a proposed addition in lieu of the required 25 feet and 30 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct an addition with garage onto the front of the existing home. According to the site plan, this addition will be flush be flush with the existing sidewalls of the home.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated March 25, 2008 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations, and impervious surface area coverage may not exceed 25% after the addition is built. Comments were received from the Bureau of Development Plans Review dated March 17, 2008. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building

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5-9-08  
PB

should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 16, 2008 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 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 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 Deputy Zoning Commissioner for Baltimore County, this 9<sup>th</sup> day of May, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 14 feet and a rear yard setback of 8 feet for a proposed addition in lieu of the required 25 feet and 30 feet, respectively 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

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13

required to return, and be responsible for returning, said property to its original condition.

2. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
3. The impervious surface area coverage of the lot may not exceed 25% after the addition is built.
4. The base flood elevation for this site is 9.4 feet Baltimore County Datum.
5. The flood protection elevation for this site is 10.4 feet.
6. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
7. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
8. The building engineer shall require a permit for this project.
9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
10. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

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  
5.9.08  




**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

May 9, 2008

JOAN K. AND WILLIAM R. JOHNS SR.  
9008 AVENUE B  
EDGEMERE MD 21219

Re: Petition for Administrative Variance  
Case No. 08-415-A  
Property: 9008 Avenue B

Dear Mr. and Mrs. Johns:

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,

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** 9008 Avenue B Edgemere, MD 21219

**which is presently zoned** DR-5.5

Deed Reference: \_\_\_\_\_ / \_\_\_\_\_ Tax Account # \_\_\_\_\_

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)

*1302.3.C.1 to permit a front yard setback of 14 ft. and a rear yard setback of 8 ft. for a proposed addition in lieu of the required 25 ft. and 30 ft., respectively.*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative 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):**

**William R. Johns Sr.**

Name - Type or Print \_\_\_\_\_

Signature *William R. Johns Sr.*

Joan K. Johns

Name - Type or Print \_\_\_\_\_

Signature *Joan K. Johns*

**9008 Avenue B 410-477-1008**

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

**Edgemere MD 21219**

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.** 08-415-A

Reviewed By AM Date 3/5/08

REV 7/20/07

Estimated Posting Date 3/16/08

**STAMP RECEIVED FOR FILE**  
5908  
PM

# 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

9008 Avenue B

Address

Edgemere

MD

21219

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):

Due to the width of our lot only being 50 feet, it is impossible for us to meet our set back requirements.

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

William R. Johns Sr.

Name - Type or Print

  
Signature

Joan K. Johns

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William R. Johns, Sr. and Joan K. Johns  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

  
Notary Public

Allison M. Andrus, Notary Public

Harford County

State of Maryland

My Commission Expires 12/1/09

My Commission Expires \_\_\_\_\_

## Zoning Description

The Zoning Description is for 9008 Avenue B, Sparrows Point, Md. 21219. Beginning at a point on the <sup>west</sup> side of Avenue B, which is 55 feet wide at the distance <sup>south</sup> of 250 yards or 750 feet of the centerline of the nearest improved intersecting streets of McComas Avenue, which is 40 feet wide (Being Lot 15), in the subdivision of Todds Farm, as recorded in Baltimore County Play Book #7, Folio #147, containing 12,450. Also known as 9008 Avenue B and located in the 15<sup>th</sup> Election District, 7<sup>th</sup> Councilmanic District.

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **1125**

Date: \_\_\_\_\_

| Fund | Agcy | Orgn | Sub<br>Orgn | Rev<br>Source | Sub<br>Rev | Rept<br>Catg | BS<br>Acct | Amount |
|------|------|------|-------------|---------------|------------|--------------|------------|--------|
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |

Total: \_\_\_\_\_

Rec

From: \_\_\_\_\_

For: \_\_\_\_\_

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

BUSINESS MONTHLY TIME TRM  
 3/06/2008 3/06/2008 11:21:37  
 02 HML DEPT 101  
 RECEIPT # 54377 3/06/2008 DEPT  
 5 520 JUVENILE INSTITUTION  
 011125  
 Rept Tot 165.00  
 165.00 12 4.00 CA  
 Baltimore County, MD / Fund

**CASHIER'S  
 VALIDATION**

# CERTIFICATE OF POSTING

RE: Case No.: 08-415-A

Petitioner/Developer: WILLIAM

JOAN JOHNS

Date of Hearing/Closing: 3-31-08

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:

9008 AVENUE B

The sign(s) were posted on 3-16-08  
(Month, Day, Year)

Sincerely,

Robert Black 3-20-08  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

ryland 21222

te, Zip Code)

282-7940

Home Number)



Rueh Wetzel  
Empty lot adjacent  
410-477-0024  
443-275-8997  
08-415-A  
Sign posted on  
her lot - 3/28  
called poster

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 08- 415 -A Address 9008 Avenue B  
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 3/5/08 Posting Date: 3/16/08 Closing Date: 3/31/08

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- 415 -A Address 9008 Avenue B  
Petitioner's Name William & Joan Johns Telephone 410-477-1008  
Posting Date: 3/16/08 Closing Date: 3/31/08  
Wording for Sign: To Permit a proposed addition with a front yard setback of  
14 ft. and a rear yard setback of 8 ft. in lieu of the required  
25 ft. and 30 ft., 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/neighborhood 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.

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For Newspaper Advertising:

Item Number or Case Number: 08-415-A

Petitioner: William R. JOHNS SR.

Address or Location: 9008 AVENUE "B"

EDGEWARE, MD. 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: William R. JOHNS SR.

Address: 9008 AVENUE "B"

EDGEWARE MD 21219

Telephone Number: 410 477 1808



**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*

March 31, 2008

William R. Johns, Sr.  
Joan K. Johns  
9008 Avenue B  
Edgemere, MD 21219

Dear Mr. and Mrs. Johns:

RE: Case Number: 08-415-A, 9008 Avenue B

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 5, 2008. 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,

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

AV  
3/31

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



RECEIVED  
MAR 25 2008  
BY: \_\_\_\_\_

TO: Timothy M. Kotroco

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

DATE: March 25, 2008

SUBJECT: Zoning Item # 08-415-A  
Address 9008 Avenue B  
(Johns Property)

Zoning Advisory Committee Meeting of March 10, 2008

\_\_\_\_\_ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

  X   The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

\_\_\_\_\_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

\_\_\_\_\_ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

  X   Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The impervious surface area coverage of the lot may not exceed 25% after the addition is built.

Reviewer: Glenn Shaffer

Date: March 17, 2008

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** March 14, 2008

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 17, 2008  
Item No. 08-415

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 08-415-03132008.doc



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

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

March 12, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 10, 2008

Item Number: 400,403,404,405,406,407,409,410,411,412,413,414,415,416 and 417

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.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.  
Fire Marshal's Office  
410-887-4880 (C)443-829-2946  
MS-1102F

cc: File



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

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

Maryland Department of Transportation

Date: MARCH 12, 2008

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

RE: Baltimore County  
Item No. 8-415-A  
9008 AVENUE B  
JOHNS 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. 8-415-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,

A handwritten signature in black ink, appearing to read "Steven D. Foster".

<sup>For</sup> Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** March 26, 2008

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

RECEIVED  
MAY 08 2008

BY:.....

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 08-415- 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 John Alexander in the Office of Planning at 410-887-3480.

**Prepared By:** \_\_\_\_\_

CM/LL

## Patricia Zook - 08-415-A - OP comments needed

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**From:** Patricia Zook  
**To:** Murray, Curtis  
**Date:** 5/1/2008 12:57 PM  
**Subject:** 08-415-A - OP comments needed  
**CC:** Bostwick, Thomas

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Any comments yet?

Are the Planning comments available for this case? The closing for this was 3-31-08.

Hello Curtis -

We need Planning comments for 08-415-A, an administrative variance that closed 3-31-08. The property is located at 9008 Avenue B.

Patti Zook  
Baltimore County  
Office of the Zoning Commissioner  
County Courts Building  
401 Bosley Avenue, Room 405  
Towson MD 21204  
410-887-3868  
[pzook@baltimorecountymd.gov](mailto:pzook@baltimorecountymd.gov)

TIME: 14:46:06 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/30/2009  
DATE: 04/21/2009 GENERAL PERMIT APPLICATION DATA PDM 14:29:17

PERMIT #: B711432 PROPERTY ADDRESS  
RECEIPT #: A602095 9008 AVENUE B  
CONTROL #: MRFP SUBDIV: LILLIAN BROWN PLAT  
XREF #: B711432 TAX ACCOUNT #: 1502654700 DISTRICT/PRECINCT 15 01

## OWNERS INFORMATION (LAST, FIRST)

FEE: 65.00 NAME: JOHNS, WILLIAM R SR AND JOAN K  
PAID: 65.00 ADDR: 9008 AVENUE B 21219  
PAID BY: APPL

## DATES

## APPLICANT INFORMATION

APPLIED: 02/03/2009 NAME: WILLIAM R JOHNS, SR

ISSUED: COMPANY:

OCCPNY: ADDR1: 9008 AVENUE B

FINAL INSPECT: ADDR2: BALTIMORE, MD 21219

INSPECTOR: 15R PHONE #: 410-477-1008 LICENSE #:

NOTES: AMF/AMF

3/30/09-CONST PLANS ON FILE INVALID,PURSUEING VARIANCE,DAS/AF

PASSWORD :

-----  
ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE  
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 14:46:29 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 02/03/2009  
DATE: 04/21/2009 BUILDING DETAIL 1 PDM 15:40:08

DRC#

PERMIT # B711432 PLANS: CONST 02 PLOT 6 PLAT 0 DATA 0 EL 1 PL 1

TENANT

BUILDING CODE: CONTR: OWNER

IMPRV 2 ENGNR:

USE 01 SELLR:

FOUNDATION BASE WORK: CONST 2-STRY ADD'N ON SIDE OF EX SFD 48X28=1344  
(22'HIGH) 1ST FLR T/B USED AS GARAGE & COVR'D

CONSTRUC FUEL SEWAGE WATER PORCH; 2ND FLR T/B USED AS STORAGE PER VARIANCE  
1E 1E 08-415-A APPROV'D 5/9/08 (MUST COMPLY W/ALL

CENTRAL AIR RESTRICTIONS. IN CBCA FLOOD ZONE AE, BFE=7.7

ESTIMATED COST

30K PROPOSED USE: SFD AND ADD'N

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

-----  
ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE  
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 14:46:41 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 02/03/2009  
DATE: 04/21/2009 BUILDING DETAIL 2 PDM 15:40:08

PERMIT #: B711432

BUILDING SIZE

LOT SIZE AND SETBACKS

FLOOR: 2688SF

SIZE: 12,450SF

WIDTH: 48'

FRONT STREET:

GARBAGE DISP:

DEPTH: 28'

SIDE STREET:

POWDER ROOMS:

HEIGHT: 22'

FRONT SETB: 14'

BATHROOMS:

STORIES:

SIDE SETB: 30'/NC

KITCHENS:

SIDE STR SETB:

LOT NOS: 15

REAR SETB: 8'

CORNER LOT:

## ZONING INFORMATION

## ASSESSMENTS

DISTRICT:

BLOCK:

LAND: 0261860.00

PETITION:

SECTION:

IMPROVEMENTS: 0144620.00

DATE:

LIBER: 000

TOTAL ASS.:

MAP:

FOLIO: 147

CLASS: 34

## PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

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ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE  
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 14:46:55 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/20/2009  
DATE: 04/21/2009 APPROVALS DETAIL SCREEN PDM 15:18:03

PERMIT #: B711432

PASSWORD :

| AGENCY   | DATE       | CODE | COMMENTS                               |
|----------|------------|------|----------------------------------------|
| -----    | -----      | ---- | -----                                  |
| BLD PLAN | 03/20/2009 | 12   | MS                                     |
| ZONING   | 02/03/2009 | 01   | JRF/AMF                                |
| PUB SERV | 02/06/2009 | 01   | RBH/MUST COMPLY W/FLOODPLAIN ORDINANCE |
| ENVRMNT  | 02/09/2009 | 12   | EIR-3980                               |
| PERMITS  |            |      |                                        |

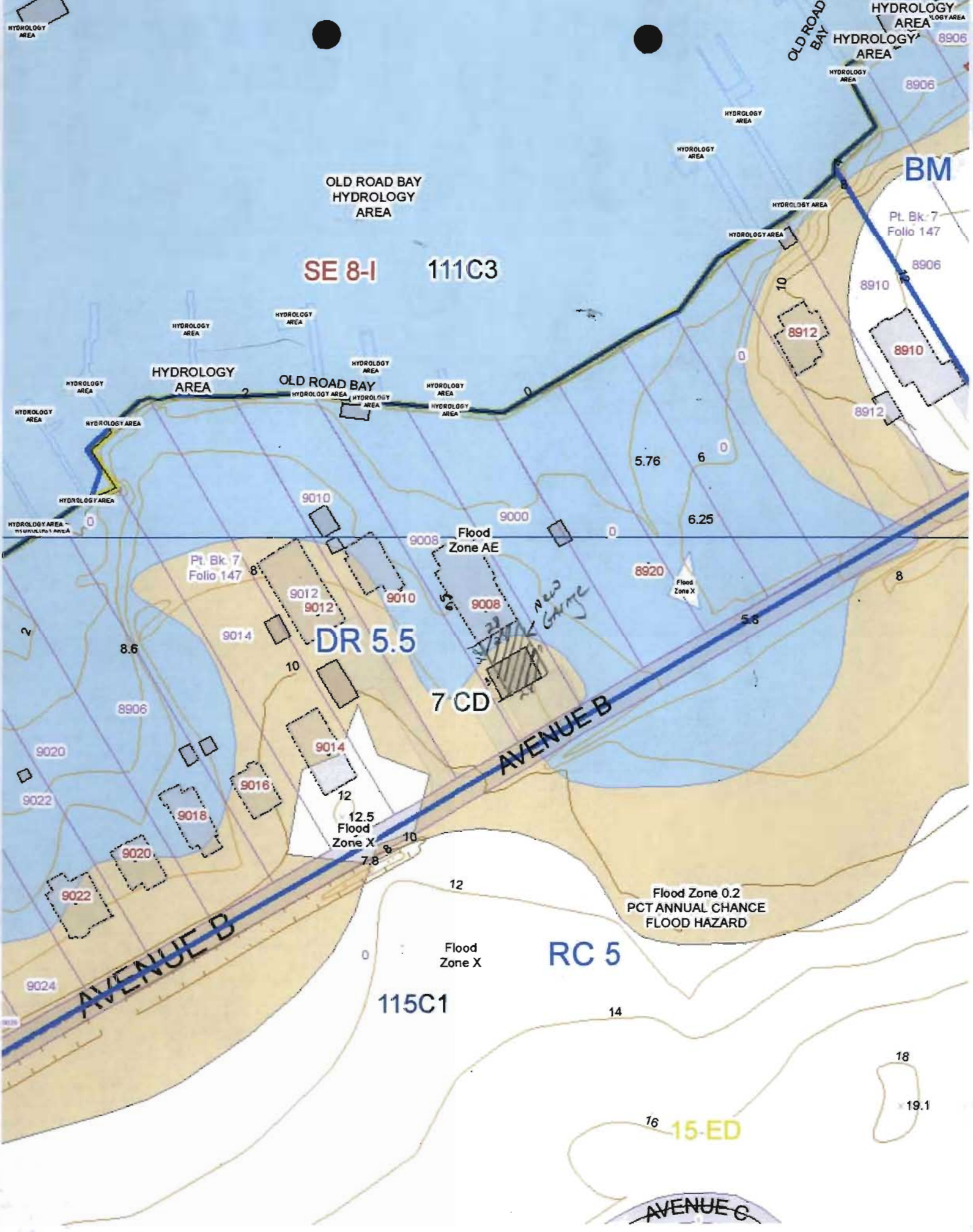
01 THRU 09 INDICATES AN "APPROVAL" \*\* 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL

PF4 - ISSUE PERMIT

PF9 - SAVE

CLEAR - MENU



#45

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

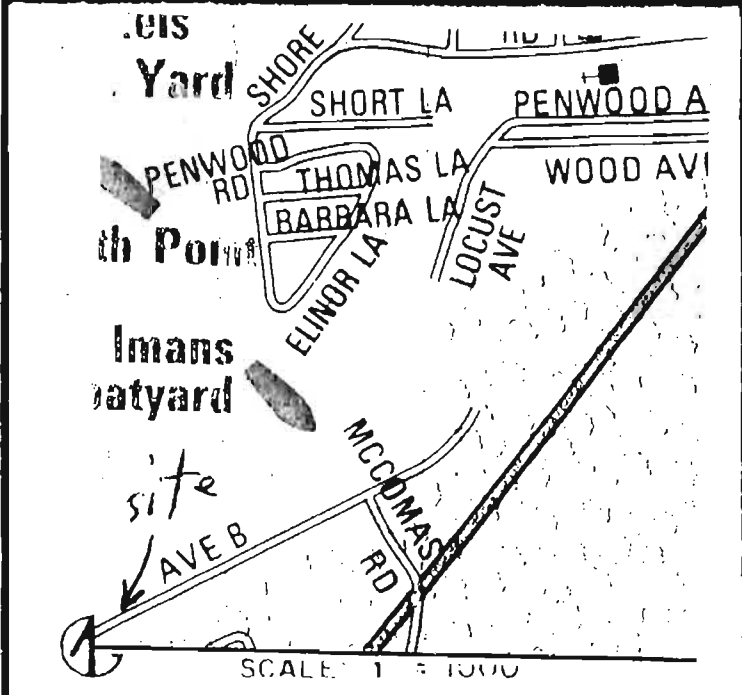
PROPERTY ADDRESS 9008 Avenue "B" SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Todds Farm

PLAT BOOK # 7 FOLIO # 147 LOT # 15 SECTION #       

OWNER William & Joan JOHNS

Avenue "B"

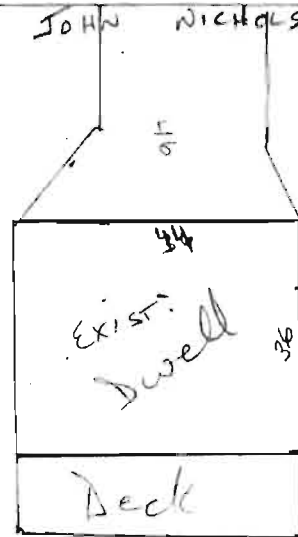


LOCATION INFORMATION

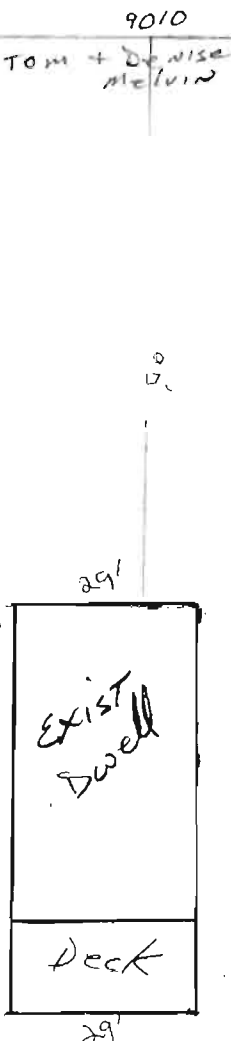
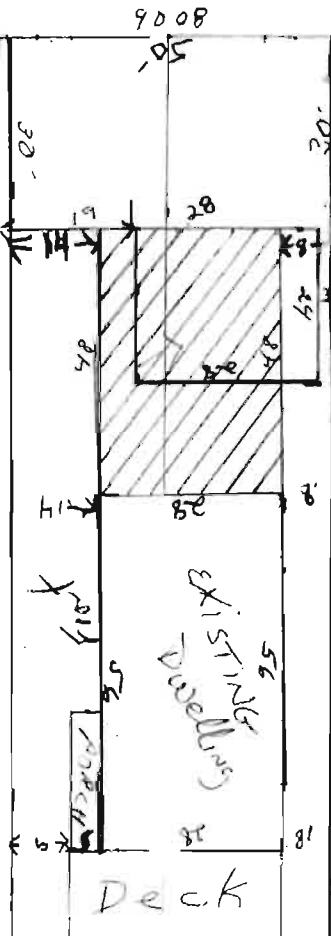
ELECTION DISTRICT 15  
COUNCILMANIC DISTRICT 7  
1"=200' SCALE MAP # 111C3  
ZONING DR-5.5  
LOT SIZE 12.450  
ACREAGE        SQUARE FEET  
SEWER ☒ PUBLIC ☐ PRIVATE  
WATER ☒ PUBLIC ☐ PRIVATE  
CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO  
100 YEAR FLOOD PLAIN ☒ YES ☐ NO  
HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO  
PRIOR ZONING HEARING ☐ YES ☒ NO

ZONING OFFICE USE ONLY

REVIEWED BY        ITEM #        CASE #       



Robert Water  
Proposed New Garage  
Site Lot



PREPARED BY WRT

SCALE OF DRAWING: 1" = 30'











