

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S side of Clyde Avenue, 0 feet S of Saratoga		
Avenue	*	DEPUTY ZONING
13 th Election District		
1 st Councilmanic District	*	COMMISSIONER
(325 Clyde Avenue)		
	*	FOR BALTIMORE COUNTY
Melvin Lewis Francis, Jr.		
<i>Petitioner</i>	*	Case No. 08-495-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, Melvin Lewis Francis, Jr. for property located at 325 Clyde Avenue. The variance request is from Section 1B02.3.B (1953 Zoning Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street side setback of 4 feet in lieu of the required 15 feet for an addition. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct an attached garage measuring 16 feet x 20 feet. Photographs submitted by the Petitioner depict a number of additions such as carports, screened porches, and garages in the neighborhood. The street adjoining the Petitioner's property is an unimproved 50 foot right-of-way.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 2, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING
 JEP 5-27-08
 PB

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 27th day of May, 2008 that a variance from Section 1B02.3.B (1953 Zoning Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street side setback of 4 feet in lieu of the required 15 feet for an addition is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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

RECEIVED FOR FILING
5-27-08
pm



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 27, 2008

MELVIN LEWIS FRANCIS, JR.
325 CLYDE AVENUE
BALTIMORE MD 21227

Re: Petition for Administrative Variance
Case No. 08-495-A
Property: 325 Clyde Avenue

Dear Mr. Francis:

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

c: Greg Falter, 1816 Cedar Drive, Severn MD 21144



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 325 Clyde Ave. Balt. MD 21227

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) 1802.3.B; (BCZR, 1953), TO

PERMIT A STREETSIDE SETBACK OF 4ft. IN LIEU
OF THE REQUIRED 15ft. FOR 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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Melvin Lewis Francis Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

325 Clyde Ave.

410-536-4353

Address

Telephone No.

Baltimore, MD 21227

State

Zip Code

Representative to be Contacted:

Greg Falter

Name

1816 cedar Dr.

410-551-1211

Address

Telephone No.

Severn, MD 21144

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. 2008-0495-A

Reviewed By [Signature]

Date 4.21.08

REV 9/15/98

Estimated Posting Date 5/4/08

5.27.08

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 325 CLYDE AVE.

Address

BALTIMORE, 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):

1. THE PLACEMENT OF THE PROPOSED GARAGE UTILIZES EXISTING FACILITIES WITHOUT MAJOR INTERRUPTIONS TO THE EXISTING FLOOR PLAN OF THE DWELLING.
2. THE WIDTH OF THE LOT DOES NOT PROVIDE ADEQUATE SIDE YARD FOR A GARAGE WITH OUT THE NESECCATION OF A VARIANCE REQUEST.
3. REQUST FOR A PLACE TO WORK ON AND STORE HOBBY AUTOMOBILE / MOTORCYCLE WITH OUT CONSERN FOR WEATHER, OR OTHER ELEMENTS.
4. MANY OTHER LOTS IN THE DEVELOPMENT HAVE DIMINSHED SIDE YARDS BETWEEN EXISTING STRUCTURES AND DWELLINGS.
5. IMPROVE THE OVERALL APPEARANCE OF THE DWELLING.
6. HELP TO ALLEVIATE THE AMOUNT OF VEHICLES CURRENTLY PARKED ALONG THE STREET.

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.

Francis Melvin Lewis Jr.
Signature

Signature

Melvin Francis Jr. FRANCIS MELVIN LEWIS JR.
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of APRIL, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LEWIS FRANCIS MELVIN JR.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

April 15, 2008
Date

Barbara A. Ingino
Notary Public

My Commission Expires _____

Affidavit 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 325 CLYDE AVE.

Address

BALTIMORE, 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):

1. THE PLACEMENT OF THE PROPOSED GARAGE UTILIZES EXISTING FACILITIES WITHOUT MAJOR INTERRUPTIONS TO THE EXISTING FLOOR PLAN OF THE DWELLING.
2. THE WIDTH OF THE LOT DOES NOT PROVIDE ADEQUATE SIDE YARD FOR A GARAGE WITH OUT THE NESECCATION OF A VARIANCE REQUEST.
3. REQUEST FOR A PLACE TO WORK ON AND STORE HOBBY AUTOMOBILE / MOTORCYCLE WITH OUT CONSERN FOR WEATHER, OR OTHER ELEMENTS.
4. MANY OTHER LOTS IN THE DEVELOPMENT HAVE DIMINSHED SIDE YARDS BETWEEN EXISTING STRUCTURES AND DWELLINGS.
5. IMPROVE THE OVERALL APPEARANCE OF THE DWELLING.
6. HELP TO ALLEVIATE THE AMOUNT OF VEHICLES CURRENTELY PARKED ALONG THE STREET.

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.

Francis Melvin Lewis Jr.
Signature

Signature

Melvin Francis Jr. FRANKIS MELVIN LEWIS JR.
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of APRIL, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LEWIS FRANCIS MELVIN JR.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

April 15, 2008
Date

Barbara A. Ingino
Notary Public

My Commission Expires

BARBARA A. INGINO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 325 Clyde Ave. Balt. MD 21227

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)

1 B02.3.B; (BCZR, 1953)

TO PERMIT A SIDE STREET SETBACK OF 4' IN LIEU
OF THE REQUIRED 15' FOR 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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Melvin Lewis Francis Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

325 Clyde Ave.

410-536-4353

Address

Telephone No.

Baltimore, MD 21227

State

Zip Code

Representative to be Contacted:

Greg Falter

Name

1816 cedar Dr.

410-551-1211

Address

Telephone No.

Severn, MD 21144

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. 2008-0495-A

Reviewed By [Signature]

Date 4-21-08

REV 9/15/98

Estimated Posting Date 5/4/08

5.27.08

ZONING DESCRIPTION FOR:
325 Clyde Ave. Baltimore, MD 21227

*BEGINNING AT A POINT ON THE **SOUTH** SIDE OF **CLYDE AVE.**
WHICH IS **50'** WIDE AT THE DISTANCE OF **0'** **SOUTH** OF THE
NEAREST IMPROVED INTERSECTING STREET **SARATOGA AVE.**
WHICH IS **50'** WIDE. BEING LOT # **36** BLOCK ---, SECTION--- IN THE
SUBDIVISION OF **HIGHLAND** AS RECORDED N COUNTY PLAT
BOOK # **19**, FOLIO # **13**, CONTAINING **6,240 SQ'** . ALSO KNOWN AS
325 CLYDE AVE. LOCATED IN THE **13th** ELECTION DISTRICT,
1ST COUNCILMANIC DISTRICT.*

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **14034**

Date: **4/21/08**

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/21/2008 4/21/2008 09:35:01

REG 801 WALTON JRIC JHR

>>RECEIPT # 371550 4/21/2008

Dept 5 528 ZONING VERIFICATION

014034

Recpt Tot \$45.00

\$45.00 CA \$4.00 CA

Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
201	006			1150				65.00

Total: **65.00**

Rec

From: **C. MELVIN**

For:

200P-0475-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-495-A

Petitioner/Developer: LEWIS MELVIN, JR.

Date of Hearing/Closing: MAY, 19, 2008

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 _____

325 CLYDE AVE.

The sign(s) were posted on MAY 2, 2008
(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)

YOUR
COPY



325

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-495-A

A VARIANCE TO PERMIT A SIDEYARD
SETBACK OF 4 FT. IN LIEU OF THE
REQUIRE 15 FT. FOR A GARAGE

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
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 MAY 19, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW. RETURN BOTH TO ZADM, RM. 104

MEETING IS HANDICAP ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰08- 0495 -A

Address 325 CLYDE Ave.

Contact Person: _____
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/21/08

Posting Date: 5/4/08

Closing Date: 5/19/08

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 ²⁰08- 0495 -A

Address 325 CLYDE Ave.

Petitioner's Name LEWIS MELVIN, JR.

Telephone _____

Posting Date: 5/4/08

Closing Date: 5/19/08

Wording for Sign: ^{A VARIANCE}
To Permit ~~(A 2 SIDE STREET SETBACK)~~ A VARIANCE
TO PERMIT A SIDEYARD SETBACK OF 4ft. IN
LIEU OF THE REQUIRED 15ft. FOR A GARAGE

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: 0495
Petitioner: Melvin Francis Lewis JR.
Address or Location: 325 Clyde Ave. Baltimore, MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc. (Attn: Greg Falter)
Address: 224 8th avw. NW
Glen Burnie, MD 21061

Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.

County Executive

Melvin Lewis Francis Jr.

325 Clyde Ave.

Baltimore, MD 21227

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management
May 19, 2008

Dear Melvin Lewis Francis Jr:

RE: Case Number: 2008-0495-A, Address: 325 Clyde Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 19, 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

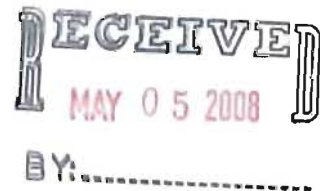
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 2, 2008

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



SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-495- 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:
CM/LL

A handwritten signature in cursive script, appearing to read "Curtis Murray", written over a horizontal line.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 5, 2008
Item Nos. 08-489, 490, 491, 492, 493,
494, 495, 496, 497, 498, 499, 500, 501,
502, and 503.

DATE: May 1, 2008

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

DAK:CEN:lrk
cc: File
ZAC-5012008-NO COMMENTS



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: April 30, 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. 8-495-A
325 CLYDE AVENUE
FRANCIS 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. 8-495-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 ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

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

Account Identifier: District - 13 **Account Number** - 1308002960

Owner Information

Owner Name: LEWIS FRANCIS MELVIN,JR **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 325 CLYDE AV **Deed Reference:** 1) / 9264/ 292
 BALTIMORE MD 21227 2)

Location & Structure Information

Premises Address **Legal Description**
 325 CLYDE AVE SE COR SARATOGA AV
 HIGHLAND

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	3	358					36	1	Plat Ref: 19/ 13

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1953	1,276 SF	6,240.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	33,740	71,240		
Improvements:	73,400	137,800		
Total:	107,140	209,040	141,106	175,072
Preferential Land:	0	0	0	0

Transfer Information

Seller: LEWIS FRANCIS MELVIN	Date: 07/02/1992	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9264/ 292	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

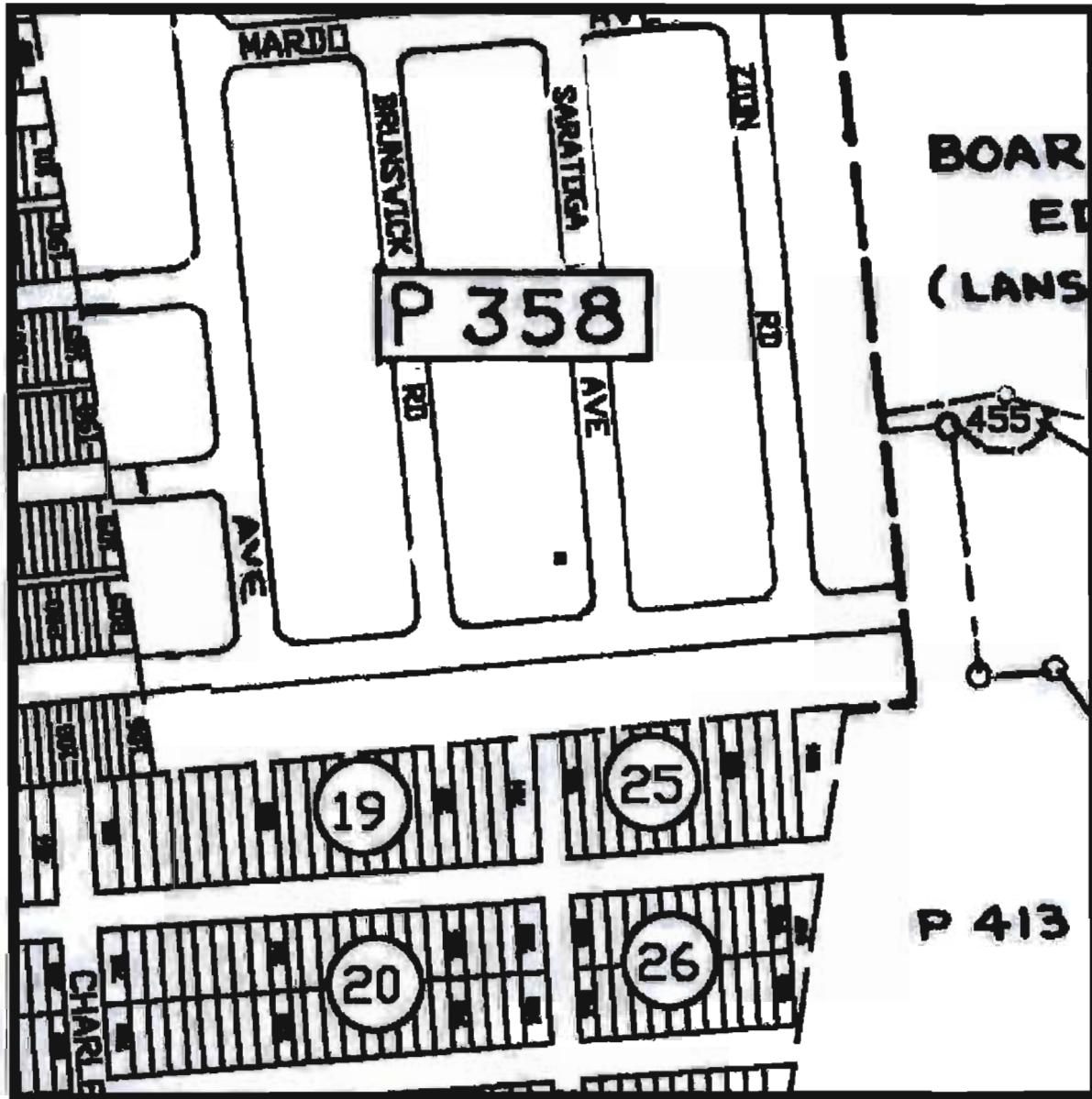
Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 13 Account Number - 1308002960



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/tax_mos.htm





Baltimore County - My Neighborhood



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 325 CLYDE AVE BALT. MD 21227

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

Subdivision name: HIGHLAND

plat book# 19, folio# 13, lot# 36, section#

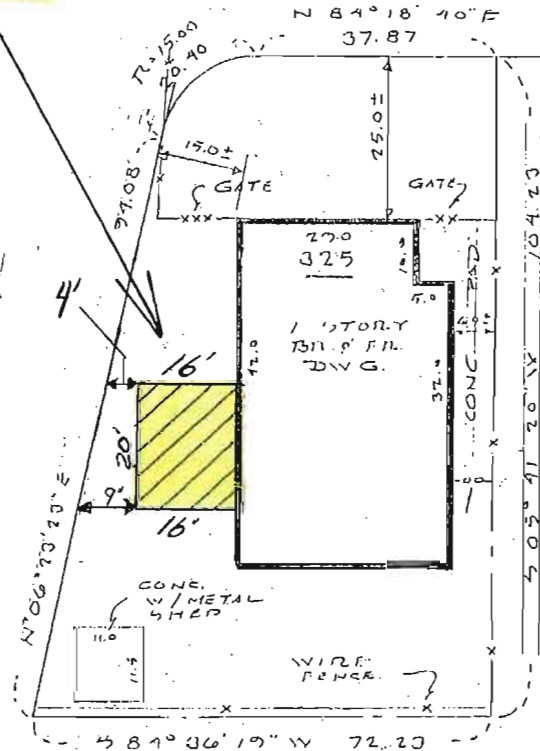
OWNER: LEWIS FRANCES MELVIN J.R.

PROPOSED GARAGE

CLYDE AVENUE
(50 FT. WIDE)

SANDRA A ROY
McCoy
321 CLYDE AVE
BALT. MD 21227
1302000910

20 FT. RIGHT OF WAY
(UNIMPROVED)



2.5 FT.
BUILDING
SETBACK
LINE

LOT
35

JOSEPH MURPHY
327 CLYDE AVE
BALT. MD 21227

1316 0005 80



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 13TH

Councilmanic District: 1ST

1"=200' scale map#: 109 31

Zoning: DR 5.5

Lot size: .14 acreage 6,240 square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ PUBLIC ☐ PRIVATE

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:



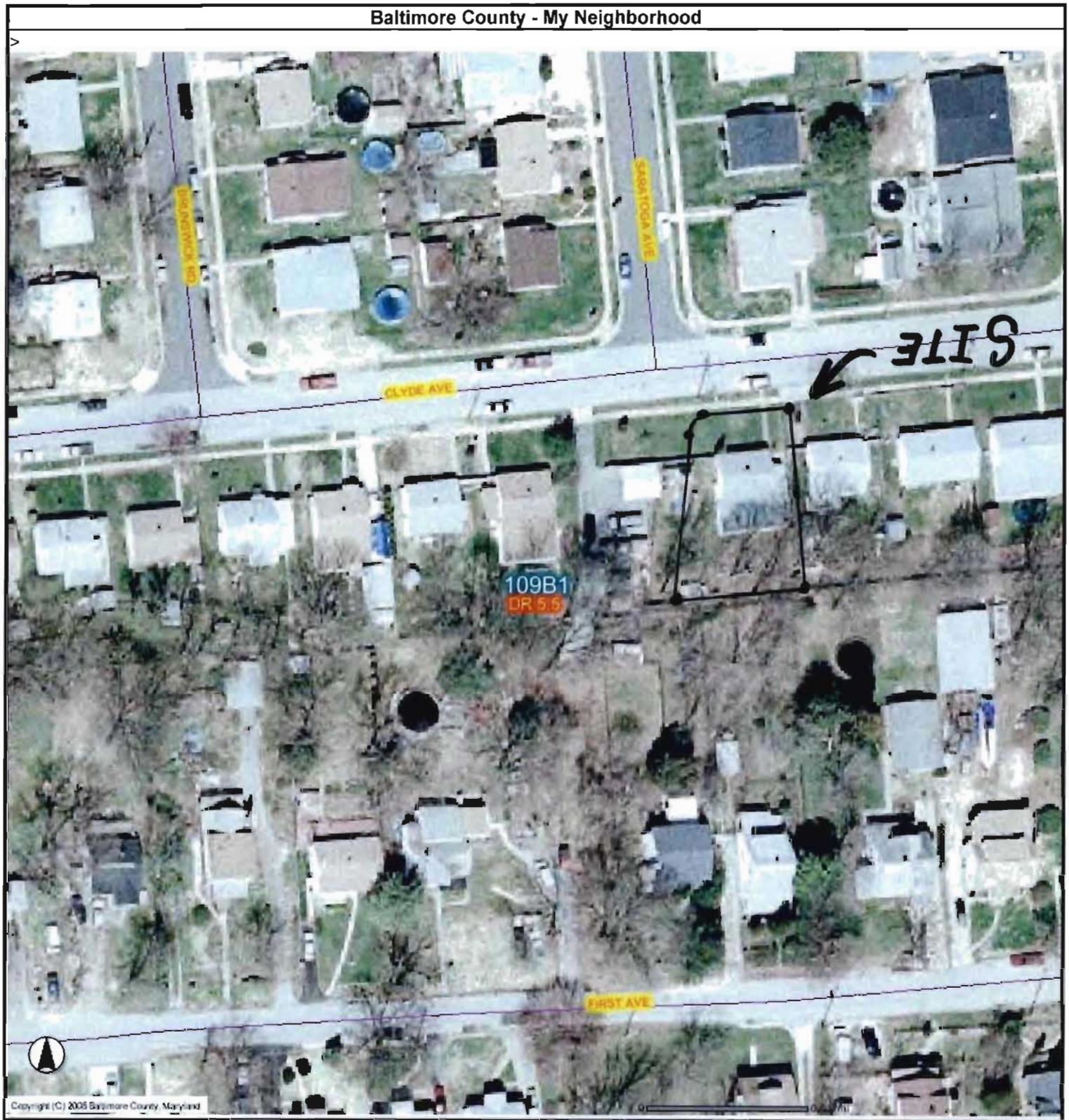
North

date: 4-10-08

prepared by: GREG FALTER

Scale of Drawing: 1"= 30'

Baltimore County - My Neighborhood



Additional Photos of Dwellings and Structures
Neighboring the Residence of:
325 Clyde Ave. Baltimore, MD 21227



Screen porch @ side yard



Dwelling @ side yard



Dwelling & porch @ side yard



Roofed porch @ side yard



Dwelling & porch @ side yard



Carport @ side yard

Variance Photo's For:
325 Clyde Ave. Baltimore, MD 21227

