

IN RE: PETITION FOR ADMIN. VARIANCE

W side Wade Avenue, 330 feet S of
Fredrick Road and Wade Avenue
1st Election District
1st Councilmanic District
(6 Wade Avenue)

Brain Dolge and Sarah Angerer
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-534-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, Brain Dolge and Sarah Angerer for property located at 6 Wade Avenue. The variance request is from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear setback for an accessory structure (garage) to the centerline of the alley of 10 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a garage to be accessed from the alley behind their home. There is a parking pad at this location and the garage will be built on the pad. There is a step drop off by the parking pad so the garage cannot be constructed elsewhere in the rear of the property. Their garage will be similar to that of garages constructed by their neighbors. None of the neighbors voiced any objection to the variance request.

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.

6-11-08
Bj

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 24, 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.

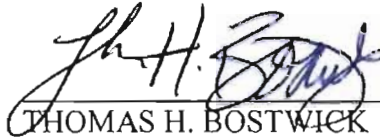
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 11th day of June, 2008 that a variance from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear setback for an accessory structure (garage) to the centerline of the alley of 10 feet in lieu of the required 15 feet 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.

NOT RECEIVED FOR FILING
6-11-08
Pj

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

FROM RECEIVED FOR FILING

6-11-08

PM



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 11, 2008

BRAIN DOLGE AND SARAH ANGERER
6 WADE AVENUE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 08-534-A
Property: 6 Wade Avenue

Dear Mr. Dolge and Ms. Angerer:

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 "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



10 Not
May 5

TAX. ACCOUNT # 011000010150

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6 Wade Av Catonsville
which is presently zoned DR5.5

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) 400.2 TO ALLOW A REAR SETBACK FOR AN ACCESSORY STRUCTURE TO THE CENTERLINE OF THE ALLEY OF 10 FEET IN LIEU OF THE REQUIRED 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 N/A
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print N/A
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Brian Dolge
Signature [Signature]
Name - Type or Print Sarah Angerer
Signature [Signature]
Address 6 Wade Av Telephone No. 410-788-1237
City Catonsville State MD Zip Code 21228

Representative to be Contacted:

Name Brian Dolge
Address 6 Wade Av Telephone No. 410-788-1237
City Catonsville State MD Zip Code 21228

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. 001 2008-0534-A

REV 10/25/01

Reviewed By cm Date 5/13/08

Estimated Posting Date 5/25/08

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 6 Wade Av
Address
Catonsville MD 21228
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):

We wish to build a Garage on the parking pad behind our house. This pad opens up onto an alley which is shared with our neighbors several of whom have garages similar to that we wish to build. Local zoning demands a set back of 25 feet from the property line as well as 15 feet from the center of the alley. While the 25 foot rule is not a problem, the alley is 8 feet wide and the pad only 17 feet. Thus if the building front is moved 15 feet back from the edge of the alley (for a total of 15 feet to the alley center) there remains only 6 feet of building space, insufficient to park a car. The pad is situated atop a ~~sharp~~ steep hill and so it is impracticable to expand the available area, or build off the current pad. We therefore request waiver of the 15 foot rule in conformance with the existing situation on many neighbors lots.

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.

Brian Dolge
Signature
Brian Dolge
Name - Type or Print

Sarah Angerer
Signature
Sarah Angerer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of MAY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRIAN DOLGE AND SARAH ANGERER

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

AS WITNESS my hand and Notarial Seal

Melina Mattay
Notary Public

My Commission Expires MARCH 1, 2010

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6 Wade Av
Address
Catonsville MD 21228
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):

We wish to build a Garage on the parking pad behind our house. This pad opens up onto an alley which is shared with our neighbors several of whom have garages similar to that we wish to build. Local zoning demands a set back of 2 1/2 feet from the property line as well as 15 feet from the center of the alley. While the 2 1/2 foot rule is not a problem, the alley is 8 feet wide and the pad only 17 feet. Thus if the building front is moved 15 feet back from the edge of the alley (for a total of 15 feet to the alley center) there remains only 6 feet of building space, insufficient to park a car. The pad is situated atop a ~~sharp~~ steep hill and so it is impractical to expand the available area, or build off the current pad. We therefore request waiver of the 15 foot rule in conformance with the existing situation on many neighbors lots.

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.

Brian Dolge
Signature

Brian Dolge
Name - Type or Print

Sarah Angerer
Signature

Sarah Angerer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9TH day of MAY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRIAN DOLGE AND SARAH ANGERER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Melina Matthey
Notary Public

My Commission Expires MARCH 1, 2010



10 MON
MAY 5

TAX. ACCOUNT # 0100061050

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6 Wade Av Catonsville
which is presently zoned DR5.5

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) 400.2 TO ALLOW A REAR SETBACK FOR AN ACCESSORY STRUCTURE TO THE CENTER LINE OF THE ALLEY OF 10 FEET IN LIEU OF THE REQUIRED 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

City

MD

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

MD

Telephone No.

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.

2008-0534-4

Reviewed By

CM

Date

5/13/08

REV 10/25/01

Estimated Posting Date

5/25/08

ZONING DESCRIPTION FOR 6 WADE AVENUE

Beginning at a point on the west side of Wade Avenue which is 40 feet wide at a distance of 330 feet South of the centerline of the nearest improved intersecting street Fredrick Road which is 50 feet wide. Being lot # 9 in the subdivision of Holmehurst as recorded in Baltimore County Plat Book #7, Folio 57 containing 9000 sq. ft. Also known as 6 Wade Avenue and located in the 1st Election District, 1st Councilmanic District

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **15328**

Date: **5-13-08**

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
000		000		10190				65.00

Total: **65.00**

Rec From: **B. DUFF - 6 LUMBER AVE**

For: **AD VHR.
2008-0534-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BUSINESS ACTUAL TIME ERM
 5/13/2008 5/13/2008 11:20:33 1
 REQ NO: 001 WALTON JRIC JHR
 >>RECEIPT # 374207 5/13/2008 (PL)
 Dept: 5 520 ZONING VERIFICATION
 CR NO: 015328
 Recpt Tot 65.00
 65.00 CR 1.00 EA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

Michael J. [Signature]
5/24/08

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #2008-0534-A
TO PERMIT A REAR SETBACK OF 10
FEET TO CENTER LINE OF ALLEY IN
LIEU OF THE REQUIRED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(H)(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 THURSDAY JUNE 9, 2008
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
331 N. CALVERT AVE. TEL. 887-3391
FREDERICK, MD 21704
NO FEE FOR THE HEARING. THE HEARING WILL BE HELD IN THE
MEETING ROOM, 331 N. CALVERT AVE.

CERTIFICATE OF POSTING

RE: Case No: 2008-0534-A

Petitioner/Developer: BRIAN
DOLGE

Date Of Hearing/Closing: 6/9/08

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 6 WADE AVE

This sign(s) were posted on May 24, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 5/24/08
(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 DATESCase Number 08- 0534 -A Address 6 WADE AVEContact Person: CRAIG MCGRAW Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 05-13-08 Posting Date: 5/25/08 Closing Date: 6/9/08

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 FORMATCase Number 08- 0534 -A Address 6 WADE AVEPetitioner's Name Dolge, B Telephone 410-788-1237Posting Date: 5/25/08 Closing Date: 6/9/08

Wording for Sign: To Permit A REAR SETBACK OF 10 FEET TO
CENTER LINE OF ALLEY IN LIEU OF THE REQUIRED
15 FEET

WCR - Revised 6/25/04



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.

County Executive

Brain Dolge & Sarah Angerer

6 Wade Ave.

Catonsville, MD 21228

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management
June 10, 2008

Dear: Brain Dolge & Sarah Angerer

RE: Case Number 2008-0534-A, Address: 6 Wade 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 13, 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:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 27, 2008

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

RECEIVED
MAY 27 2008

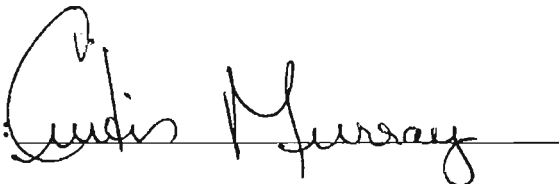
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-534- 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



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 20, 2008

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

ATTENTION: Zoning Review planners

Distribution Meeting of: May 19, 2008

Item No.: 518, 520-528, 530, and 532-534.

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.

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

Don W. Muddiman, Acting Lieutenant
Fire Marshal's Office
(Office) 410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 21, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For May 26, 2008
Item Nos. 08-520, 521, 522, 523, 524,
525, 526, 527, 528, 532, 533, and 534

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

ZAC-05212008-NO COMMENTS
DAK:CEN:lrk
cc: File



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: MAY 20, 2008

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

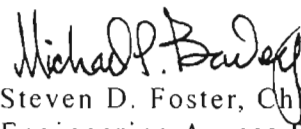
RE: Baltimore County
Item No. B-534-A
6 WADE AVENUE
DOLGE/ANGERER PROPERTY
ADMINISTRATIVE VARIANCE

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. B-534-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

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6 Wade Av

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

SUBDIVISION NAME Holmehurst

PLAT BOOK # 7 FOLIO # 52 LOT # 9 SECTION # —

OWNER Brian Dolge & Sarah Angerer

5 Holmehurst Av

3 Holmehurst Av

Wires Above this Edge

Center of Alley

8 Wade Av 48ft
Lot 10 B7/F57
Holmehurst
0108005510
Jesse & Karen
Anderson

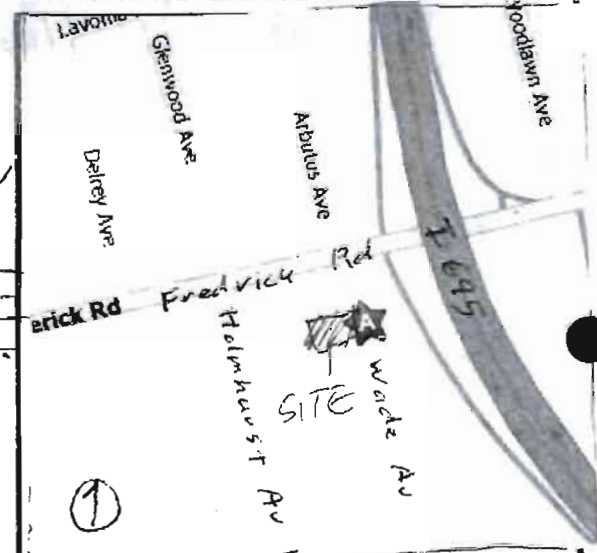
6 Wade Av
Lot 9 B7/F57
Holmehurst
0110001050
Proposed Bright Sarah
Garage Dolge

4 Wade Av
Lot 8 B7/F57
Holmehurst
0113550330
Mark & Karen
Higby

2 Existing
Dwelling
48ft
24ft
18ft
Front

Existing
2 Dwelling
48ft
24ft
16ft
Front
26ft
22ft
60ft

Existing
2 Dwelling
48ft
24ft
19ft
Front



LOCATION INFORMATION

ELECTION DISTRICT 1ED

COUNCILMANIC DISTRICT 1CD

1"=200' SCALE MAP # 101A2

ZONING DR5.5

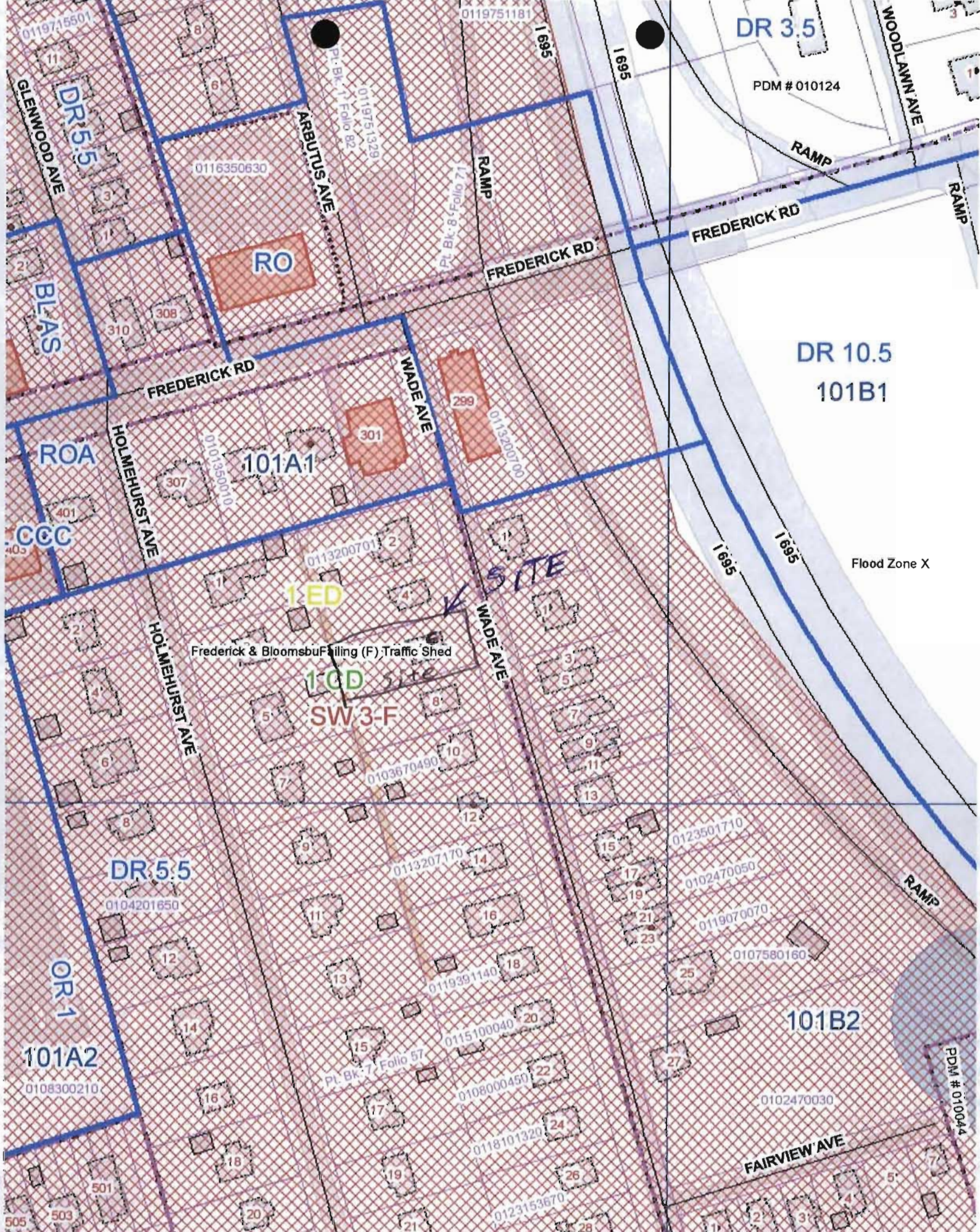
LOT SIZE 21 ACREAGE 9,000 SQUARE FEET

SEWER PUBLIC ☒ PRIVATE ☐
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING None

PREPARED BY Brian Dolge Wade Av. 22ft Paved 25ft ROW
SCALE OF DRAWING: 1" = 30'

ZONING OFFICE USE ONLY
REVIEWED BY CM ITEM # 0534 CASE # 2009-0534-A



DR 3.5

PDM # 010124

RAMP

FREDERICK RD

DR 10.5
101B1

Flood Zone X

Frederick & Bloomsbury Filing (F) Traffic Shed

SW-3-F

DR 5.5

0104201650

OR-1

101A2

0108300210

101B2

0102470030

FAIRVIEW AVE

0534



view south showing drop-off from pad

0534



view south along alley

0534



View East from across alley into property

0534