

IN RE: **PETITION FOR VARIANCE**
W/S 47th Street, 215.44' S of c/line of
Eastern Avenue
(524 47th Street)
12th Election District
7th Council District

Efroseni D. Kokotis & Roman Hammonds
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* **Case No. 2009-0086-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Efroseni D. Kokotis and Roman Hammonds. The Petitioners seek relief from Sections 301.1, 1B02.3A.5 and 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a 16-foot rear setback in lieu of the required 37.5 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Efroseni D. Kokotis and Roman Hammonds, property owners. It is to be noted that a letter of support was received from adjacent neighbors, Donna A. Wheatley (522 47th Street) and Politimy Roros (526 47th Street) - See Petitioners' Exhibit 3. There were no other interested persons present. The matter came before me as the result of Building Inspector Hunter Rowe with the Department of Permits and Development Management (DPDM) issuing a Correction Notice relative to the construction of the rear deck without the required permit. Thus, the Petitioners were cited with a Code violation and advised to file the instant Petition to resolve the matter.

COPIES RECEIVED FOR FILING
Date 12-2-08
By [Signature]

Testimony and evidence offered disclosed that the subject property is a narrow rectangular shaped parcel (15' wide x 100' deep)¹ located on the northwest side of 47th Street, just east of Eastern Avenue in the Harbor View area of the County. The property contains a gross area of 1,600 square feet, more or less, zoned D.R.10.5, and is improved with a middle-of-group, two-story, townhouse dwelling. The Petitioners have owned and resided on the property since May 2008. Apparently, Mr. Hammonds and his friend, who works in construction, built the deck (approximately 14' x 12' – See Petitioners' Exhibit 1) and understand that it is the same size as other decks in the area, however, didn't realize a permit was required. In addition, Petitioners testified that their neighbors have no problem and are supportive of their addition – See Petitioners' Exhibit 3.

In support of the request, the Petitioners testified that all work was of high quality. Photographs of their property show that there are other similar rear decks in the community. Finally, the Petitioners submitted into evidence as Exhibit 3 a written statement from their neighbors, Ms. Donna Wheatley and Politimy Roros, whose homes are adjacent to the subject property stating that they have no objections to the deck.

After due consideration of the evidence and testimony presented, I am persuaded that the Petitioners have met the spirit and intent of Section 307.1 of the B.C.Z.R. for relief to be granted. There were no adverse comments submitted by any County reviewing agency and the owners on the affected side support the Petitioners proposal. The Office of Planning, in its Zoning Advisory Committee (ZAC) comment, does not oppose the Petitioners request and points out that there are similar structures of this kind throughout the development. Moreover, it is clear from the photographs submitted that other additions exist throughout the neighborhood and thus, the proposal is not out of character with the surrounding locale. Finally, it is clear that

¹ Although current D.R.10.5 area regulations in Section 1B02.3C.1 (Chart) have been revised several times and now require a minimum lot area of 3,000 square feet, a lot width of 20 feet and side/front yard setbacks of 10 feet and a minimum rear yard depth of 50 feet, the 1954 regulations are applicable. B.C.Z.R. Section 103 provides the regulations in this case are those in effect at the time the subdivision was originally submitted to the Baltimore County Planning Commission in 1954.

RECEIVED FOR FILING
Date 12-2-08
By [Signature]

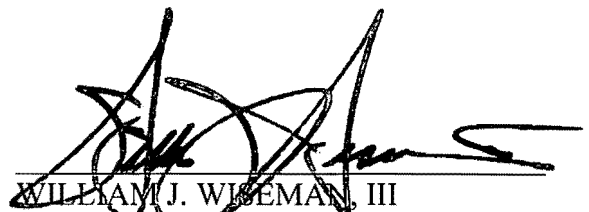
strict compliance with the B.C.Z.R. would result in a practical difficulty and/or unreasonable hardship upon the Petitioners and require the demolition of their open projection rear deck. For all of these reasons, I am persuaded to grant the variance.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of December 2008 that the Petition for Variance seeking relief from Sections 301.1, 1B02.3A.5 and 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a 16-foot rear setback in lieu of the required 37.5 feet, in accordance with Petitioners' Exhibit 1, be and are hereby GRANTED, subject to the following restriction:

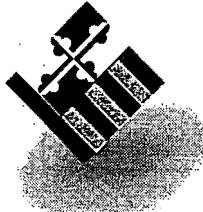
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

COPIES RECEIVED FOR FILING
Date 12-2-08
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 2, 2008

Efroseni D. Kokotis
Roman Hammonds
524 47th Street
Baltimore, MD 21224

RE: PETITION FOR VARIANCE
W/S 47th Street, 215.44' S of c/line of Eastern Avenue
(524 47th Street)
12th Election District - 7th Council District
Efroseni D. Kokotis & Roman Hammonds – Petitioners
Case No. 2009-0086-A

Dear Ms. Kokotis and Mr. Hammonds:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with a restriction, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Wiseman, III", written over a circular stamp or seal.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Donna A. Wheatley, 522 47th Street, Baltimore, MD 21224
Politimy Roros, 526 47th Street, Baltimore, MD 21224
People's Counsel; Office of Planning; File



TAX. ACCT # 112106035990
27022/289

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 524 47th St
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) 301.1, 1B02.3A.5., 1B02.3B. (BCZR)

TO PERMIT AN OPEN PROJECTION (DECK) WITH A 16-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 37.5- FEET.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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):

EFroseni D Kokotis
Name - Type or Print _____
Efroseni D Kokotis 443.600
Signature _____ 6035
Roman Hammonds
Name - Type or Print _____
Roman Hammonds
Signature _____
524 47th St 410-282-4404
Address _____ Telephone No. _____
Baltimore MD 21224
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 2009-0086-A ESTIMATED LENGTH OF HEARING _____
Date 12-2-08 UNAVAILABLE FOR HEARING _____
Reviewed By _____ Date 9/23/08
By [Signature]

Zoning description for 524 47th street. Beginning at point on the westernmost side of 47th street which is 50 feet wide at the distance of 215.44 feet south of the centerline of the nearest improved intersecting street eastern avenue which is 50 feet wide.

Being lot# 743 in the subdivision of Harbor View as recorded in Baltimore county plat book #5, folio #80, containing 1,600 square feet. Also known as 524 47th street, and located in the 12th election district, 7th Councilmanic district.

Degrees: N.67, 28 minutes 10 seconds east 100 feet to the place of beginning. The improvements known as 524 47th street.

2009-0086-A

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

No. 26809

Date: 9/23/08

PAID RECEIPT

BUSINESS ACTIVITY TIME
 7/24/2008 9/23/2008 15:34:11
 REG 0001 MALKIN JERIC THR
 RECEIPT # 292933 9/23/2008
 5 529 ZONE VERIFICATION
 022408
 Receipt Total \$45.00
 \$65.00 CL \$20.00 CA
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Obj | Sub Obj | Dept | Obj | BS | Acct | Amount |
|------|-----------------------|------|----------|------|---------|------|-----|----|------|--------|
| 001 | 000 806 | 0000 | | 6150 | | | | | | 65.00 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

Total: 65.00

Rec From: ROMAN HAMMONDS

For: 2009-0086-A
524 47th ST.

D THOMPSON

**CASHIER'S
VALIDATION**

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2009-0086-A
524 47th Street
W/side of 47th Street, 215.44 feet south of centerline of Easter Avenue
12th Election District
7th Councilmanic District
Legal Owner(s): Efroseni Kokotis & Roman Hammonds
Variance: to permit an open projection (deck) with a 16-foot rear setback in lieu of the required 37.5 feet.
Hearing: Monday, December 1, 2008 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

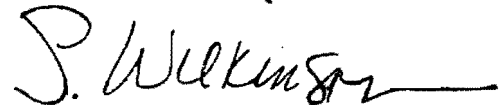
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
11/135 Nov. 13 188384

CERTIFICATE OF PUBLICATION

11/13/, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/13/, 2008.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News



LEGAL ADVERTISING

Certificate of Posting

RE: Case NO. 2009-0086-A

Petitioner/Developer _____

E. Kokotis & R. Hammonds

Date of Hearing/Closing 12/1/08

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

524 47th Street

The sign(s) were posted on 11/15/08
(Month, Day, Year)

Sincerely,


11/15/08
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

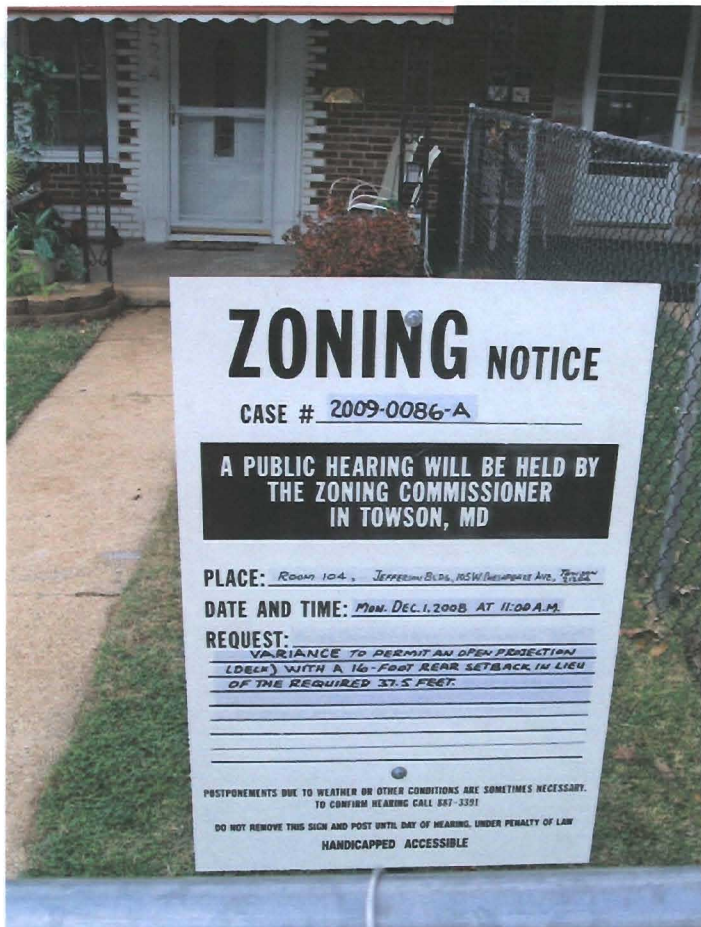
Certificate of Posting
Photograph Attachment

Re: 2009-0086-A

Petitioner/Developer: _____

E. Kokotis & R. Hammonds

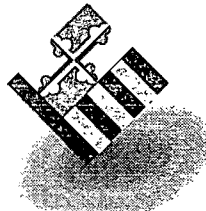
Date of Hearing/Closing: 12/1/08



524 47th Street

Posting Date: 11/15/08

Richard E. Hoffman



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 27, 2008
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0086-A

524 47th Street

W/side of 47th Street, 215.44 feet south of centerline of Easter Avenue

12th Election District – 7th Councilmanic District

Legal Owners: Efroseni Kokotis & Roman Hammonds

Variance to permit an open projection (deck) with a 16-foot rear setback in lieu of the required 37.5 feet.

Hearing: Monday, December 1, 2008 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Roman Hammonds, 524 47th Street, Baltimore 21224

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOVEMBER 1st, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 13, 2008 Issue - Jeffersonian

Please forward billing to:
Roman Hammonds
524 47th Street
Baltimore, MD 21224

410-282-4404

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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W/side of 47th Street, 215.44 feet south of centerline of Easter Avenue

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105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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.

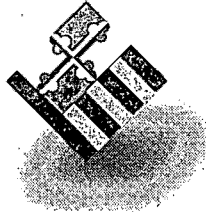
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009-0086-A
Petitioner: HAMMONDS / KOKOTIS
Address or Location: 524 7th ST.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROMAN HAMMONDS
Address: 524 47th ST.
BALTO. MD 21224.
Telephone Number: 410-282-4404



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
November 26, 2008

Roman Hammonds
524 47th St.
Baltimore, MD 21224

Dear: Roman Hammonds

RE: Case Number 2009-0086-A, 524 47th St.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 23, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

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: October 24, 2008

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

RECEIVED
OCT 27 2008

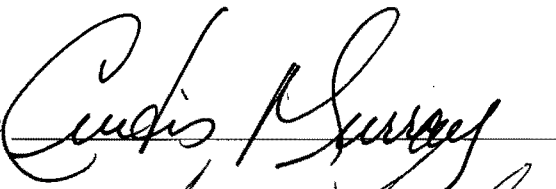
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-086- Variance**

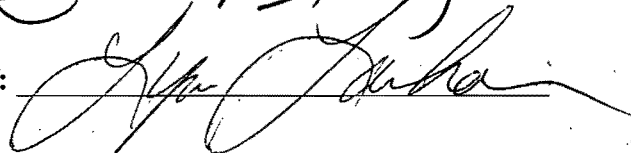
The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. There are similar structures of this kind throughout the development.

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:



Division Chief:
CM/LL



BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence****RECEIVED**
NOV 07 2008

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: November 6, 2008

SUBJECT: Zoning Item # 09-086-A
Address 524 47th Street
(Kokotis/ Hammonds Property)

BY:.....

Zoning Advisory Committee Meeting of October 6, 2008

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

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).

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:

Reviewer: JWL

Date: 11/6/08

RE: PETITION FOR VARIANCE
524 47th Street; W/S 47th Street, 215.44' S
of C/line Eastern Avenue
12th Election & 7th Councilmanic Districts
Legal Owner(s): Efroseni Kokotis &
Roman Hammonds
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 09-086-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

OCT 22 2008

RW

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 2008, a copy of the foregoing Entry of Appearance was mailed to Efroseni Kokotis & Roman Hammonds, 524 47th Street, Baltimore, MD 21224, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BUILDING INSPECTOR

Disapproved ()

LITMORE COUNTY
BUILDING INSPECTION
410-887-4638

rcement



Bal
Del
Dev

Towson, MD 21204

12

Building Inspection:

410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

| | | |
|-------------------|--------------|---------|
| Citation/Case No. | Property No. | Zoning: |
|-------------------|--------------|---------|

Name(s): ERIKOSKINE KOROTZ & ROMAN HARRIS
524 47TH ST

Address: BALT MD 21224

Violation Location:

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

R-105.1

OBTAIN PERMIT FOR ~~THE~~ DECK

ON REAR OF HOUSE

\$1,000 FINE IF PERMIT

NOT OBTAINED BY 8/17/09

CASE No. 2009-0086-A

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

| | |
|------------------------------|-----------------------------|
| On or Before: <u>8/20/09</u> | Date Issued: <u>8/17/09</u> |
|------------------------------|-----------------------------|

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name Howe

INSPECTOR: [Signature] HONTER ROWE

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

| | |
|---------------|--------------|
| On or Before: | Date Issued: |
|---------------|--------------|

INSPECTOR:

VIOLATION SITE

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 524 47th St.

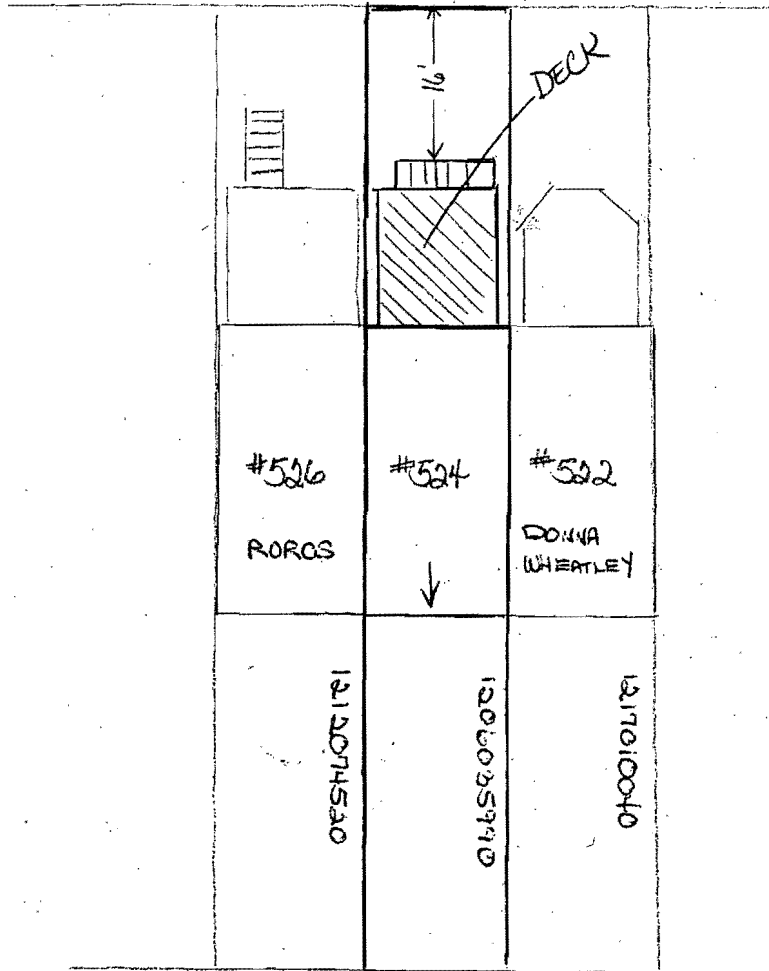
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HARBOR VIEW

PLAT BOOK # 5 FOLIO # 80 LOT # - SECTION # -

OWNER E. FROSEN, D. KOKOTIS + ROMAN HAMMONDS

15' ALLEY



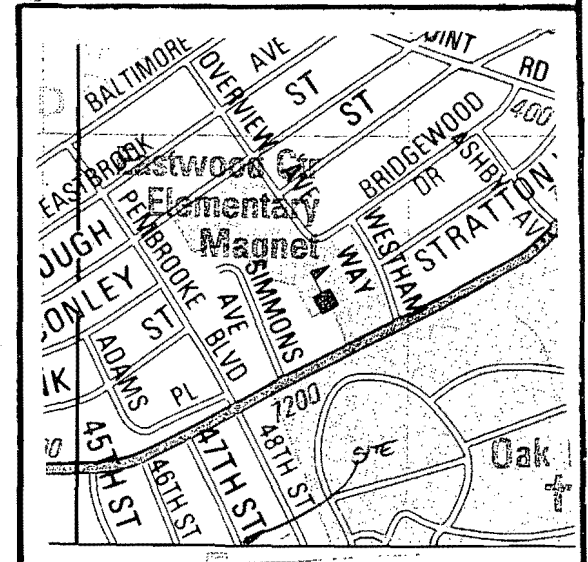
NORTH

47th ST.

PREPARED BY R.H. J.D.T.

SCALE OF DRAWING: 1" = 20'

PETITIONERS' Exhibit 1



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 096B3

ZONING D.R. 10.5

LOT SIZE 1,600

| | ACREAGE | SQUARE FEET |
|-------|-------------------------------------|--------------------------|
| | PUBLIC | PRIVATE |
| SEWER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| WATER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

CHESAPEAKE BAY CRITICAL AREA YES NO

100 YEAR FLOOD PLAIN YES NO

HISTORIC PROPERTY/BUILDING YES NO

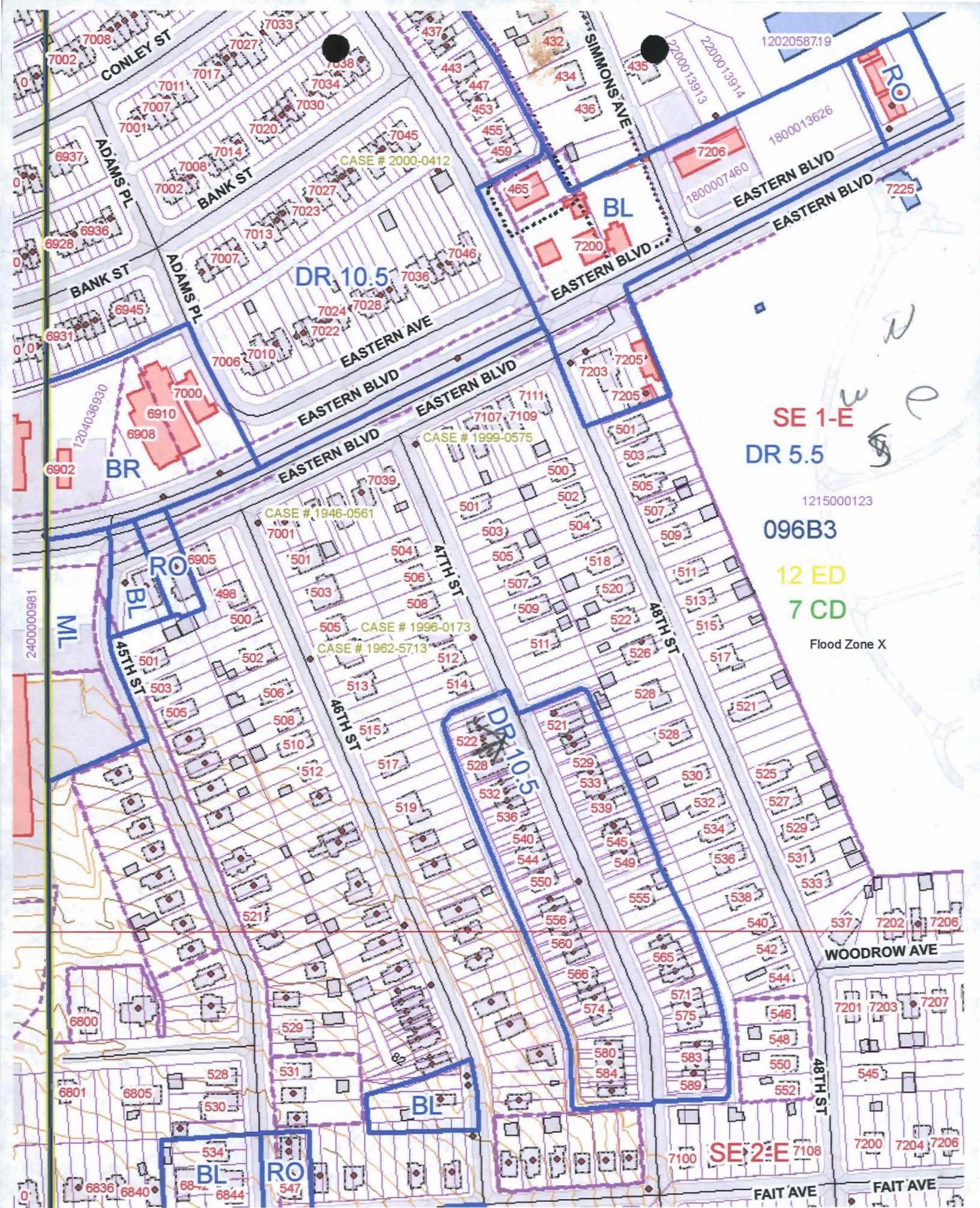
PRIOR ZONING HEARING

NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T. | 0086

2009-
0086-A



SE 1-E
DR 5.5

1215000123
096B3

12 ED
7 CD

Flood Zone X

2009-0086-A

Case No.: 2009-0086-A 524 47th Street

Exhibit Sheet

Petitioner/Developer

Protestant

| No. 1 | Petitioner/Developer | Protestant |
|--------|---|------------|
| No. 2 | SITE PLAN | |
| No. 3 | Photo's Deck: Steps | |
| No. 4 | LETTERS FROM ADJACENT Neighbors in Support | |
| No. 5 | | |
| No. 6 | | |
| No. 7 | | |
| No. 8 | | |
| No. 9 | | |
| No. 10 | | |
| No. 11 | | |
| No. 12 | | |

9/21/08

To whom it may concern,

This letter is to allow the address known as 524 47th street, granted permission to their deck. We accept all building structures at the known address of 524 47th street. We feel the deck is a structure which does not interfere with our properties. Thank you for your cooperation in this matter.

522 address

DONNA A. WHEATLEY

Donna A. Wheatley
Homeowner

526 address

Politiny Roros

Politiny Roros
Homeowner

PETITIONERS'
EXHIBIT 3

2009-0086-A

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