

IN RE: PETITION FOR ADMIN. VARIANCE

E side of 49th Street; 230 feet E of the c/l
of Germantown Street
12th Election District
7th Councilmanic District
(721 49th Street)

Wendy Darnall and Brian Joseph Marshall
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0067-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, Wendy Darnall and Brian Joseph Marshall for property located at 721 49th Street. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1 foot in lieu of the required 10 feet for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct an addition measuring 11 feet x 30 feet onto the existing dwelling which contains approximately 840 square feet. The growing family is in need of additional living space and wish to add another bedroom and bathroom.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated September 30, 2009 which indicates that they do not oppose the proposed addition as it will be below the level of the open porch on the house at 719 49th Street due to a steep change in grade between the properties. There is an addition directly across the street that appears to be similar to what is proposed. The Petitioners shall submit elevation drawings that show architecture and materials compatible with the existing structure and a note of approve from the adjacent neighbor.

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10-2-09
[Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 6, 2009 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.

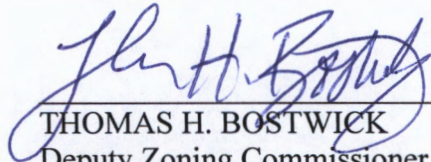
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 2nd day of October, 2009 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1 foot in lieu of the required 10 feet for an addition is hereby 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.
2. The Petitioners shall submit to the Office of Planning elevation drawings that show architecture and materials compatible with the existing structure.

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10-2-09
[Signature]

3. Petitioners shall also submit to the Office of Planning a note of approval from the adjacent neighbor at 719 49th Street.

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

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10-20-09
P



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 2, 2009

WENDY DARNALL AND BRIAN JOSEPH MARSHALL
721 49TH STREET
BALTIMORE MD 21224

Re: Petition for Administrative Variance
Case No. 2010-0067-A
Property: 721 49th Street

Dear Mr. and Mrs. Marshall:

Enclosed please find the decision rendered in the above-captioned case.

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: Daniel W. Price, 8721 Eddington Road, Parkville MD 21234

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property located at 721 49TH STREET which is presently zoned DRS.5

Deed Reference: 15605 1150 Tax Account # 1202087630

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) 1B02.3.C.1; BC22, TO

PERMIT A SIDEYARD SETBACK ONE-FOOT IN LIEU OF THE REQUIRED 10FT. FOR AN ADDITION.

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):

Wendy Darnall Marshall

Name - Type or Print

Wendy Darnall Marshall

Signature

Brian Joseph Marshall

Name - Type or Print

Brian Joseph Marshall

Signature

721 49th Street 410-284-6592

Address

Telephone No.

Baltimore, Maryland 21224

City

State

Zip Code

Representative to be Contacted:

DANIEL W. RICE

Name

8721 Eddington Rd.

410-952-5549

Address

Parkville

MO

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. 2010-0067-A

Reviewed By JCM

Date

8.26.09

Estimated Posting Date

9.6.09

10.2.09

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 own and reside at 721 49th Street, 21224

Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed)

Our home is currently a 2 bedroom 1.5 bath cape cod house. It is our desire to have a real bedroom with a bathroom on the same level. We would like to build a second floor where we could have all of our children sleep on the same floor which would mean we would need 3 bedrooms and 2 full baths. Each room would have a closet whereas no we have zero closets in the entire house. Currently one bedroom is in the attic, where we sleep, and because the ceiling is on a slant we are unable to stand up in there. The kids have to share a room and they are in their teens now. Our family is still growing and we need a bigger house. In the future we would like to have a garage attached to the front of our home to house our vehicles so we are not crowding the street and we would have room for storage instead of renting a storage unit at an offsite location. In our opinion, building a second floor is more advantageous than moving considering the current economy. Also, our parents are elderly and falling in health and we would like to have enough room to care for them if needed.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Brian J. Marshall
Signature

Brian J. Marshall
Name- print or type

Wendy D. Marshall
Signature

Wendy D. Marshall
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 12 day of August, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Brian J. Marshall
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Tina M. Vendramin
Name of Notary Public

Jan 12, 2010
Commission expires

PLACE SEAL HERE:



Carol C. Sneeringer
Carol C. Sneeringer
Notary Public
Commission Expires 8/7/13

ZONING DESCRIPTION for 721 49th Street

Beginning at a point on the east side of 49th Street which is 50 feet wide at the distance of 230 feet east of the centerline of the nearest improved intersecting street, Germantown Street, which is 50 feet wide.

BEING Lot #324 and 325, Section #4 in the subdivision of Harbor View/Graceland Park as recorded in Baltimore County Plat Book #6, folio 122, containing 6250 square feet. Also known as 721 49th Street located in the 12th Election District, 7th Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 200¹⁰~~02~~-0067-A Address 721 49TH ST.

Contact Person: J. MORREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-26-09 Posting Date: 9/6 Closing Date: 9/21

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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, usually within 10 days of the closing date if all County agencies' comments are received, 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.
- 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 200¹⁰~~02~~-0067-A Address 721 49TH ST.

Petitioner's Name WENDY MARSHALL Telephone 410-284-6592

Posting Date: 9/6 Closing Date: 9/21

Wording for Sign: To Permit A SIDE SETBACK OF ONE-FOOT IN VIEW of the REQUIRED 10ft. for an Addition.

WCR - Revised 7/7/08

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/neighbor 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: 0067
Petitioner: MR. BRIAN MARSHALL
Address or Location: # 721 49th St. DUNDALK, MD. 21224

PLEASE FORWARD ADVERTISING BILL TO:

Name: DANIEL W. PRICE
Address: 8721 Eddington Rd.
PARKVILLE, MO
21234-3501
Telephone Number: 410-952-5549

CERTIFICATE OF POSTING

RE: 2010-0067-A

Petitioner/Developer:

Wendy Marshall

Date of Hearing/closing: September 21, 2009

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin 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, 721 49 th Street

The sign(s) were posted on Sept. 6, 2009
(Month, Day, Year)

Sincerely,

Robert Black Sept. 9, 2009

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

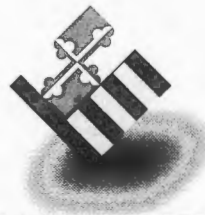
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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

September 22, 2009

Wendy D. & Brian J. Marshall
721 49th St.
Baltimore, MD 21224

Dear: Wendy D. & Brian J. Marshall

RE: Case Number 2010-0067-A, 721 49th St.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 26, 2009. 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
Daniel W. Price; 8721 Eddington Rd.; Parkville, MD 21234

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 21, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For September 21, 2009
Item Nos. 10-067, 070 and 071

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

DAK:CEN:kmt
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-09212009 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 30, 2009

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

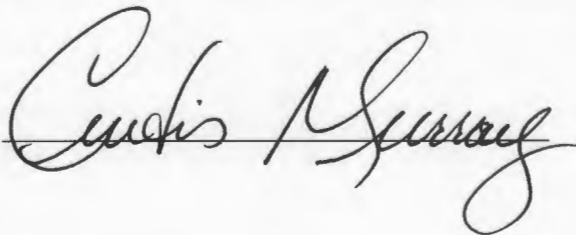
SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-067- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request as proposed addition will be below the level of the open porch on the house at 719 49th St. due to a steep change in grade between the properties. There is an addition directly across the street that appears to be similar to what is proposed.

The petitioner shall submit elevations that show architecture and materials compatible with the existing structure, and a note of approval from the adjacent neighbor, the Planning staff recommends approval

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



RECEIVED

OCT 01 2009

ZONING COMMISSIONER

AV
9/21

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 29 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 29, 2009
SUBJECT: Zoning Item # 10-067-A
Address 721 49th Street
(Marshall Property)

Zoning Advisory Committee Meeting of September 14, 2009

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

Reviewer: JWL

Date: 9/29/09



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 21, 2009

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

RE: Baltimore County
Item No. 2010-0067-A
721 49TH ST
MARSHALL PROPERTY
ADMIN. 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. 2010-0067-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 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 dark ink that reads "Michael P. Baidey".

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.sha.maryland.gov



BALTIMORE COUNTY
M A R Y L A N D

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

September 18, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 14. 2009

Item Numbers 067, 068, 070, 071, 072, 073, 074, 075, 076, 077, 079, 080, 081, 082, 083, 084
and 0085

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Patricia Zook - Cases 2010-0067-A and 2010-0070-A and 2010-0071-A - admin variances-Comments Needed

From: Patricia Zook
To: Murray, Curtis
Date: 9/23/2009 4:00 PM
Subject: Cases 2010-0067-A and 2010-0070-A and 2010-0071-A - admin variances-Comments Needed
CC: Bostwick, Thomas

Hello Curtis -

We received these administrative case files today and all of them are missing comments from the Planning Office.

CASE NUMBER: 2010-0067-A

721 49th Street
 Location: E side of 49th Street; 230 feet E of the c/l of Germantown Street.
 12th Election District, 7th Councilmanic District
 Legal Owner: Wendy and Brian Marshall
Closing Date: 9/21/2009

ADMINISTRATIVE VARIANCE To permit a side yard setback 1 foot in lieu of the required 10 feet for an addition.

CASE NUMBER: 2010-0070-A

211 North Tyrone Road
 Location: S side of Tyrone Road; 140 feet W of the c/l of Tyrone Circle.
 9th Election District, 5th Councilmanic District
 Legal Owner: Tresa and Fredrick Howington
Closing Date: 9/21/2009

ADMINISTRATIVE VARIANCE To permit a rear yard setback of 27 feet in lieu of the required 30 feet for an addition.

CASE NUMBER: 2010-0071-A

10 Blueleaf Court
 Location: W side of Blueleaf Court; 330 feet S of the c/l of Hunters Run Drive.
 8th Election District, 3rd Councilmanic District
 Legal Owner: Michael Demchuk, Jr.
Closing Date: 9/21/2009

ADMINISTRATIVE VARIANCE To permit an addition with a window to property line setback of 13.5 feet and 9.5 feet respectively in lieu of the required 15 feet; and to permit 2 additions with a side building setback of 25.5 feet and 21.5 feet in lieu of the required window to window setback of 40 feet and 40 feet respectively; and to amend the Final Development Plan for Section VII of "Hunters Run" a.k.a "Hunt Valley Station" for Lot 178 only.

Thanks for your help.

Patti Zook
 Baltimore County
 Office of the Zoning Commissioner



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
 Real Property Data Search (2007 vw1.1d)

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

Account Identifier: District - 12 Account Number - 1202087630

Owner Information

Owner Name: MARSHALL WENDY D
 MARSHALL BRIAN J
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 721 49TH ST
 BALTIMORE MD 21224-3119
Deed Reference: 1) /15605/ 150
 2)

Location & Structure Information

Premises Address
 721 S 49TH ST
Legal Description
 LT 324,325
 721 S 49TH ST
 HARBOR VIEW

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
96	21	168					324	3	Plat Ref: 6/ 122

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	840 SF	6,250.00 SF	04
Stories 1	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land	61,250	62,060	07/01/2009	07/01/2010
Improvements:	74,610	84,000		
Total:	135,860	146,060	139,260	142,660
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHURCHWELL EDNA M Type: NOT ARMS-LENGTH	Date: 09/26/2001 Deed1: /15605/ 150	Price: \$0 Deed2:
Seller: CHURCHWELL EDNA M Type: NOT ARMS-LENGTH	Date: 03/02/2001 Deed1: /15012/ 681	Price: \$0 Deed2:
Seller: BUETTNER FREDERICK H,JR Type: IMPROVED ARMS-LENGTH	Date: 07/29/1996 Deed1: /11721/ 647	Price: \$73,500 Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:
Special Tax Recapture:
 * NONE *

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

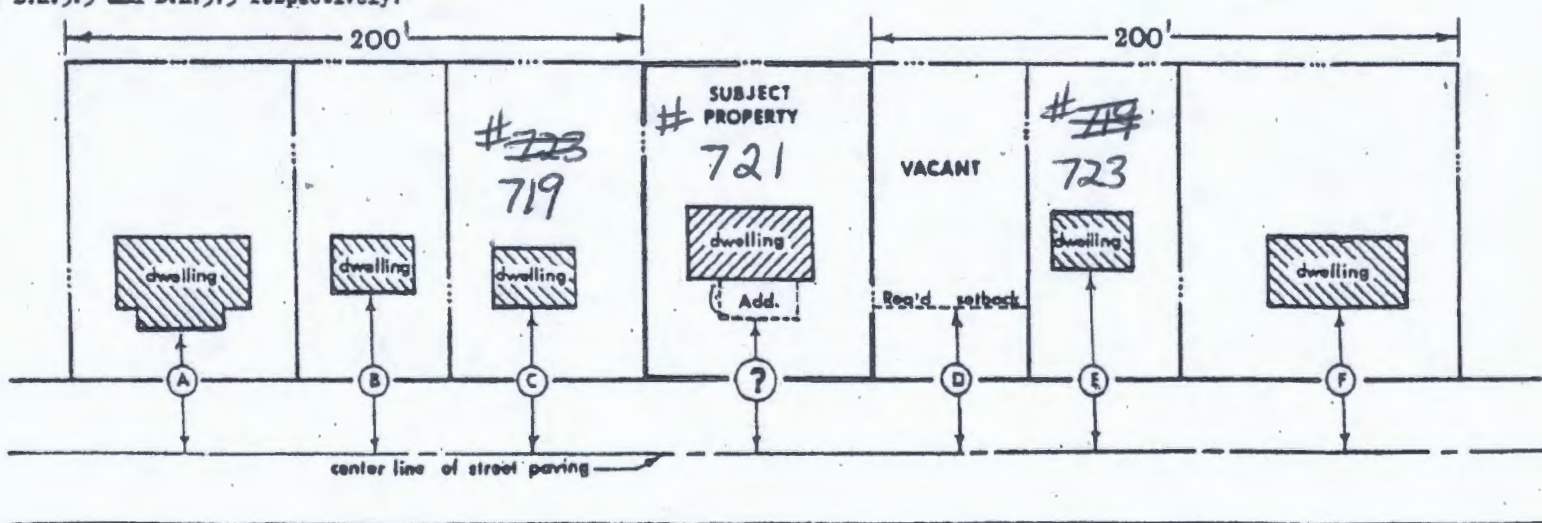
A _____ FT.
 B _____ FT.
 C 45'-0" FT.
 D _____ FT.
 E 41'-0" FT.
 F _____ FT.

TOTAL (86'-0") ÷ (2) = 43'-0"
 # of dwellings REQUIRED FRONT SETBACK (averaged)

BREN MARSHAL
 applicant's name
721 49th St.
 building address
8/26/09
 date

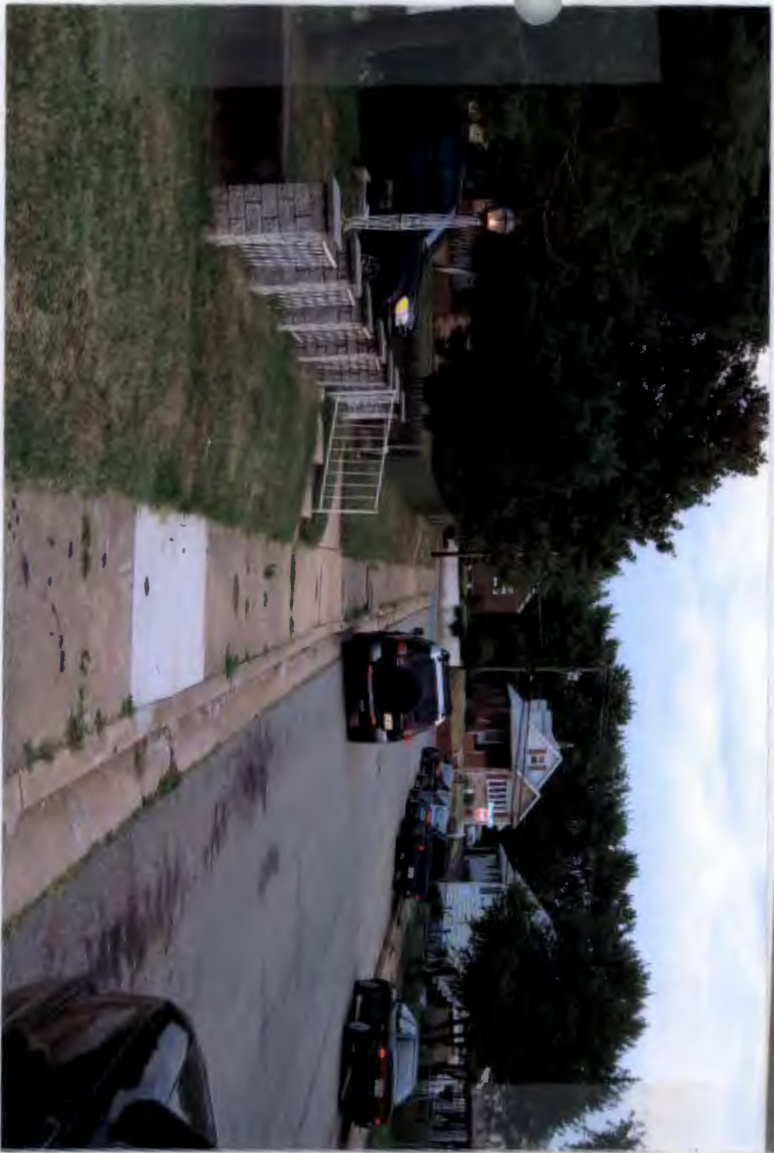
NORMAL REQUIRED SETBACKS

- D.R.2 - 65 ft.
- D.R.3.5- 55 ft.
- D.R.5.5- 50 ft.













710
1208000200

712
1204021000

714
1207060740

716
1219061910

718 **7 CD**

096B3 DR 5.5
12 ED SE 2-E

720
1205034450

6936
1202070320
6938
1213007180

715
1203067535

712
1207001470

714
1202085916

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1208031030

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1211078360

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1202088110

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1223092071

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1202085115

Pl. Bk. 6 Folio 122

1216046620

1208030540
Pl. Bk. 5 Folio 80

1218072980

6952

6950

6942

6940

GERMAN HILL RD

GERMAN HILL RD

50TH ST S

GERMAN HILL RD

ALLEY
ALLEY
DR 10.5
1220030990 704
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1207061940 708
1208000200 710
1204021000 712
1207060740 714
1219061910 716
1201050180 718
1205034450 720

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Pt. Bk. 5 Folio 80
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6936 6938

49TH ST
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711 1216017290 708
713 1202060350 710
1204020870 712
715 1203067535 714
717 1208031030 716
719 1202088110 1223092071 718
1202087630 720
721 1208030541
723 1202085115

DR-5.5
SE 2-E
Pt. Bk. 6 Folio 122
1219027940
1218046620
6942
1208030540 6950
1218072880 6952
6940

50TH ST
1219039420
1213076570 709
1206021392 711
713
19850013
1207083530 7000
19770212

GERMAN HILL RD
19720117
6917 1218036190
2000000385 6921
1208067790 6923
1211001080 6939
6941 6943 6945
1213055400 1218001280 1208067791
50TH ST S
7001 2200026003

PLAT TO ACCOMPANY PETITION FOR

VARIANCE SPECIAL HEARING

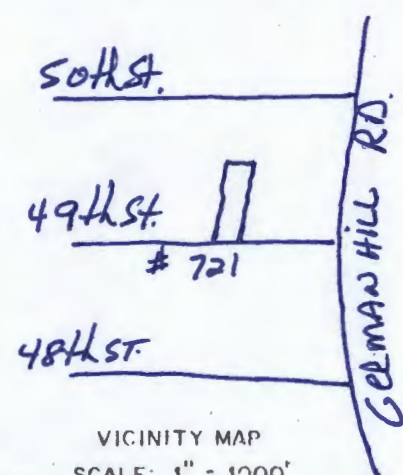
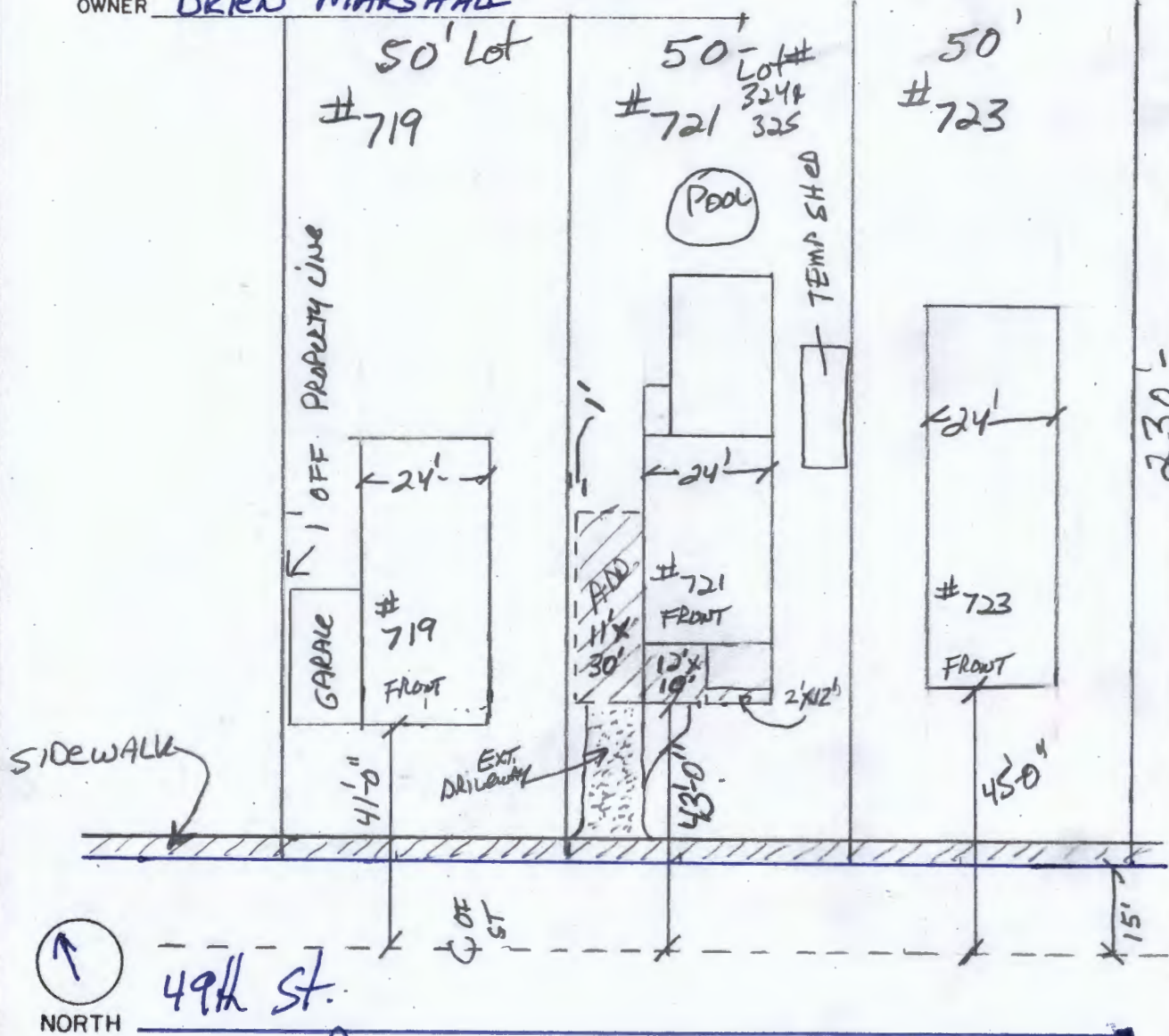
PROPERTY ADDRESS ~~718~~ #721 - 49th St SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HARBORVIEW / GRACELAND PARK

PLAT BOOK # 6 FOLIO # 122 LOT # 324 & 325 SECTION # 4

OWNER BRIEN MARSHALL

50' x 230'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 12 ED
COUNCILMANIC DISTRICT 7TH CD.
1" = 200' SCALE MAP # 09683
ZONING DR5.5

LOT SIZE 6250
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	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>				<input checked="" type="checkbox"/>
HISTORIC PROPERTY/ BUILDING	<input type="checkbox"/>				<input checked="" type="checkbox"/>
PRIOR ZONING HEARING					<u>NONE</u>

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



49th St.

PREPARED BY DAN PRICE

SCALE OF DRAWING: 1" = 30'