

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT, 22, 2009

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

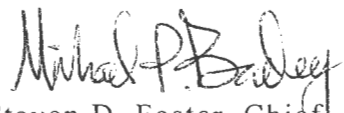
RE: Baltimore County
Item No. 2010-0081-A
207 SANFORD AVE
CONNELLY PROPERTY
ADMIN. VARIANCE-

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. 2010-0081-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,


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

IN RE: PETITION FOR ADMIN. VARIANCE
NE side of Sanford Avenue; 179.27 feet SE
of Newburg Avenue
1st Election District
1st Councilmanic District
(207 Sanford Avenue)

Edward B. and Karen E. Connelly
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0081-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, Edward B. and Karen E. Connelly for property located at 207 Sanford Avenue. The variance request is from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 12.5 feet for an enclosed porch and a proposed open deck in lieu of the required 30 feet and 22.5 feet respectively, and to amend the order and site plan as previously approved in zoning Case No. 1998-0433-A. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an addition onto the side of the existing dwelling as well as a deck and enclosed porch onto the rear of the existing home and the new addition. The proposed deck and enclosed porch are the subject of this variance request. Petitioner's existing home is much smaller than the adjacent properties. Said property is irregular in shape and any additions at the rear of the home will require a variance.

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.

STAMP RECEIVED FOR FILM
10-7-09
pm

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 20, 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.

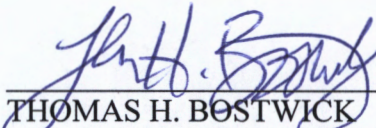
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 7th day of October, 2009 that a variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 12.5 feet for an enclosed porch and a proposed open deck in lieu of the required 30 feet and 22.5 feet respectively and to amend the order and site plan as previously approved in zoning Case No. 1998-0433-A 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.

ORDERED FOR FILED
10-7-09
[Signature]

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

~~STANDARD FORM NO. 64~~
10-7-09
PM



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 7, 2009

EDWARD B. AND KAREN E. CONNELLY
207 SANFORD AVENUE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 2010-0081-A
Property: 207 Sanford Avenue

Dear Mr. and Mrs. Connelly:

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,

A handwritten signature in cursive script, reading "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 207 Sanford Avenue Catonsville MD 21228
which is presently zoned D.R. ~~2~~ 2

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 AND 301.1 (BCZR).

TO PERMIT A REAR YARD SETBACK OF 12.5 FT. FOR AN ENCLOSED PORCH AND
A PROPOSED OPEN DECK IN LIEU OF THE REQUIRED 30 FT. AND 22.5 FT.
RESPECTIVELY AND TO AMEND THE ORDER AND SITE PLAN AS PREVIOUSLY
APPROVED IN ZONING CASE # 1998-0433-A.

EBC

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):

Edward B. Connelly
Name - Type or Print

Signature

Karen E. Connelly
Name - Type or Print

Signature

207 Sanford Avenue 301-368-9140 W
Address Telephone No.

Catonsville MD 21228
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

2010-0081-A

Reviewed By JL

Date

9/08/09

REV 10/25/01

Estimated Posting Date

9/20/09

10-7-09

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 reside at

207 Sanford Avenue

Address

Catonsville

City

MD

State

21228

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):

The difficulty with meeting the zoning provisions results from the shape of the lot and placement of the home on the lot. These circumstances do not allow adequate rear setback space for an addition of the size available to the other 14 property owners on our cul-de-sac. Therefore we cannot build an addition that extends from the rear of the home without a variance. The subject property is the only one on the cul-de-sac restricted so tightly by the zoning provisions. We respectfully request a variance affording an addition size available to other area property owners.

^{Also} Filing to amend prior variance # 98-433-A to 12.5' setback due to Minor Subdivision of 141 Newburg Avenue error in measurements showing placement of structure on lot. Variance to be amended for existing enclosed porch and proposed open deck to 12.5' setback.

EBC

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.

Edward B. Connelly
Signature

Edward B. Connelly
Name - Type or Print

Karen E. Connelly
Signature

Karen E. Connelly
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of September, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edward B. Connelly and Karen E. Connelly
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Deborah A. Winigler
Notary Public

My Commission Expires

DEBORAH A. WINIGLER
NOTARY PUBLIC STATE OF MARYLAND
County of Frederick
My Commission Expires May 1, 2011

0081

Zoning Description

BEGINNING for the same at a point on the northeast side of Sanford Avenue at the distance of South 47 degrees 47 minutes 40 seconds East 179.27 feet from the intersection of the southeast side of Newburg Avenue and the northeast side of Sanford avenue as both laid out 50 feet wide. Said intersection being shown on the Highway Right of Way plat #HRW 59-098 recorded among the Land Records of Baltimore County in Liber 3514, folio 248. Running thence from said place of beginning and binding on the northeast side of Sanford Avenue, (1) South 47 degrees 47 minutes 40 seconds East 88.73 feet to the northwest limit of Plat No. 1, Section 'C', OAK SPRINGS, which Plat is recorded among the Land Records in Plat Book W.J.R. 26, folio 43. Thence leaving the northeast side of Sanford Avenue and binding on the northwest limit of said plat, (2) North 42 degrees 12 minutes 20 seconds East, 151.709 feet. Running thence on a part of the northeast line of the whole parcel of which this description is a part, (3) North 48 degrees 09 minutes 20 seconds West 27.00 feet. Running thence for four new lines of division, (4) South 42 degrees 12 minutes 20 seconds West 61.53 feet, (5) North 47 degrees 47 minutes 40 seconds West 51.73 feet, (6) South 87 degrees 12 minutes 20 seconds West 14.14 feet and, (7) South 42 degrees 12 minutes 20 seconds West 80.00 feet to the northeast side of Sanford avenue and to the place of beginning. Containing 9,599.2 square feet of land, more or less.

BEING ALSO known and designated as Lot No. 2 on the minor subdivision Plat entitled "MINOR SUBDIVISION OF #141 NEWBURG AVENUE" which Plat is recorded among the Land Records of Baltimore County in Liber 10784, folio 85.

The improvements thereon being know as 207 Sanford Avenue.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2008-¹⁸ 0081 -A Address 207 SANFORD AVE.

Contact Person: John Lewis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/08/09 Posting Date: 9/20/09 Closing Date: 10/05/09

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, 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.
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 2008-¹⁸ 0081 -A Address 207 SANFORD AVE

Petitioner's Name *Edward B. Connelly Telephone 301-368-9140 W
Karen E. Connelly 410-744-3478 H

Posting Date: 9/20/09 Closing Date: 10/05/09

Wording for Sign: To Permit AN ENCLOSED PORCH AND A PROPOSED OPEN DECK
WITH REAR YARD SETBACK OF 12.5 FT. IN LIEU OF THE REQUIRED 30 FT. AND
22.5 FT. RESPECTIVELY AND TO AMEND THE APPROVED ORDER AND PLAN IN
ZONING CASE # 1998-0433-A

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/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: 2010 0081 A
Petitioner: x Connelly
Address or Location: x 207 Sanford Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Edward B. Connelly
Address: 207 Sanford Avenue
Cotonsville, MD 21228

Telephone Number: 410-744-3478 H 301-368-9140 W

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

✓
0081

No.

22992

Date:

9/08/09

PAID RECEIPT

Rev Sub
Source/ Rev/

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

001	000	0000		1150					15.00

Total:

15.00

Rec

From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 09/22/09

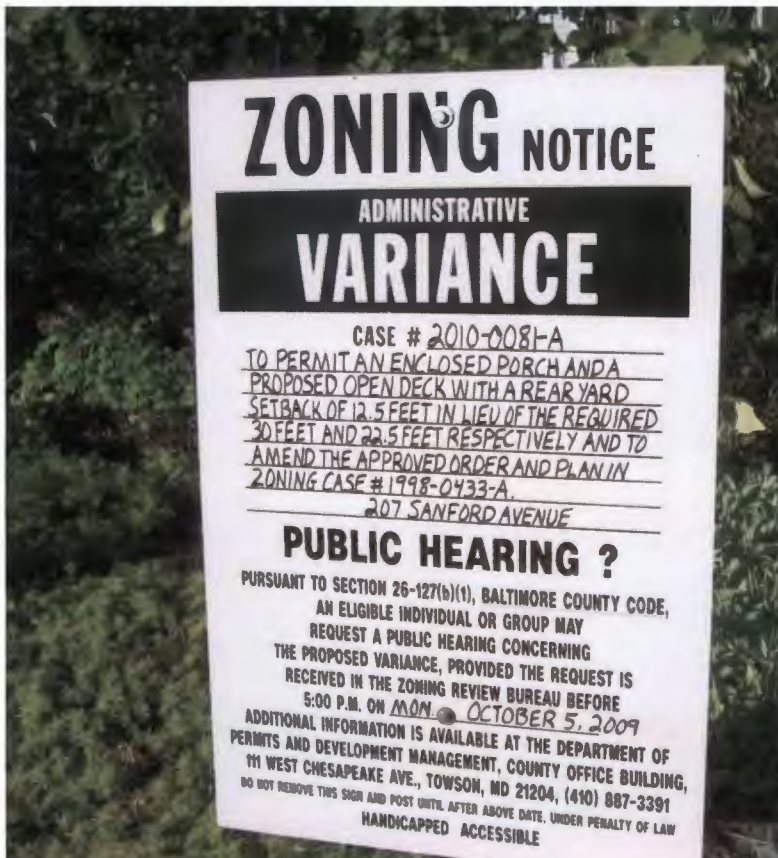
Case Number: 2010-0081-A

Petitioner / Developer: EDWARD B. CONNELLY & KAREN E. CONNELLY

Date of Hearing (Closing): OCTOBER 5, 2009

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
207 SANFORD AVENUE

The sign(s) were posted on: SEPTEMBER 20, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 5, 2009

Edward & Karen Connelly
207 Sanford Ave.
Catonsville, MD 21228

Dear: Edward & Karen Connelly

RE: Case Number 2010-0081-A, 207 Sanford Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 8, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 28, 2009

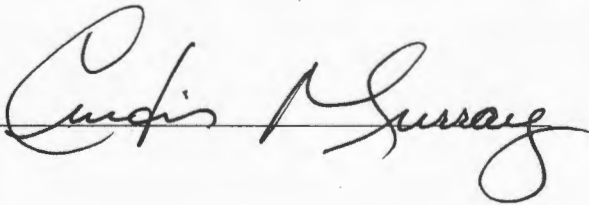
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-081- 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 R. Murray", written over a horizontal line.

AV 10/5

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 # 10-081-A
Address 207 Sanford Avenue
(Connelly 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

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. 10-068, 069, 072, 073, 074, 075,
076, 081, 082, 083, 084, 085 and 086

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(b) -NO COMMENTS doc



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

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
NE/S Sanford Avenue, 179.27' SE *
of the c/l of Newburg Avenue * DEPUTY ZONING COMMISSIONER
(207 Sanford Avenue) *
1st Election District * OF BALTIMORE COUNTY
1st Councilmanic District *
Edward B. Connelly, et ux * Case No. 98-433-A
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by Edward B. and Karen E. Connelly, owners of the subject property, located at 207 Sanford Avenue in Catonsville. The Petitioners seek relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 17 feet in lieu of the required 30 feet for a proposed 16' x 18' deck with screened porch addition. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED FOR FILING

Date 6/14/98

By [Signature]

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 B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of June, 1998 that the Petition for Administrative Variance seeking relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 17 feet in lieu of the required 30 feet for a proposed 16' x 18' deck with screened porch addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 6/11/98

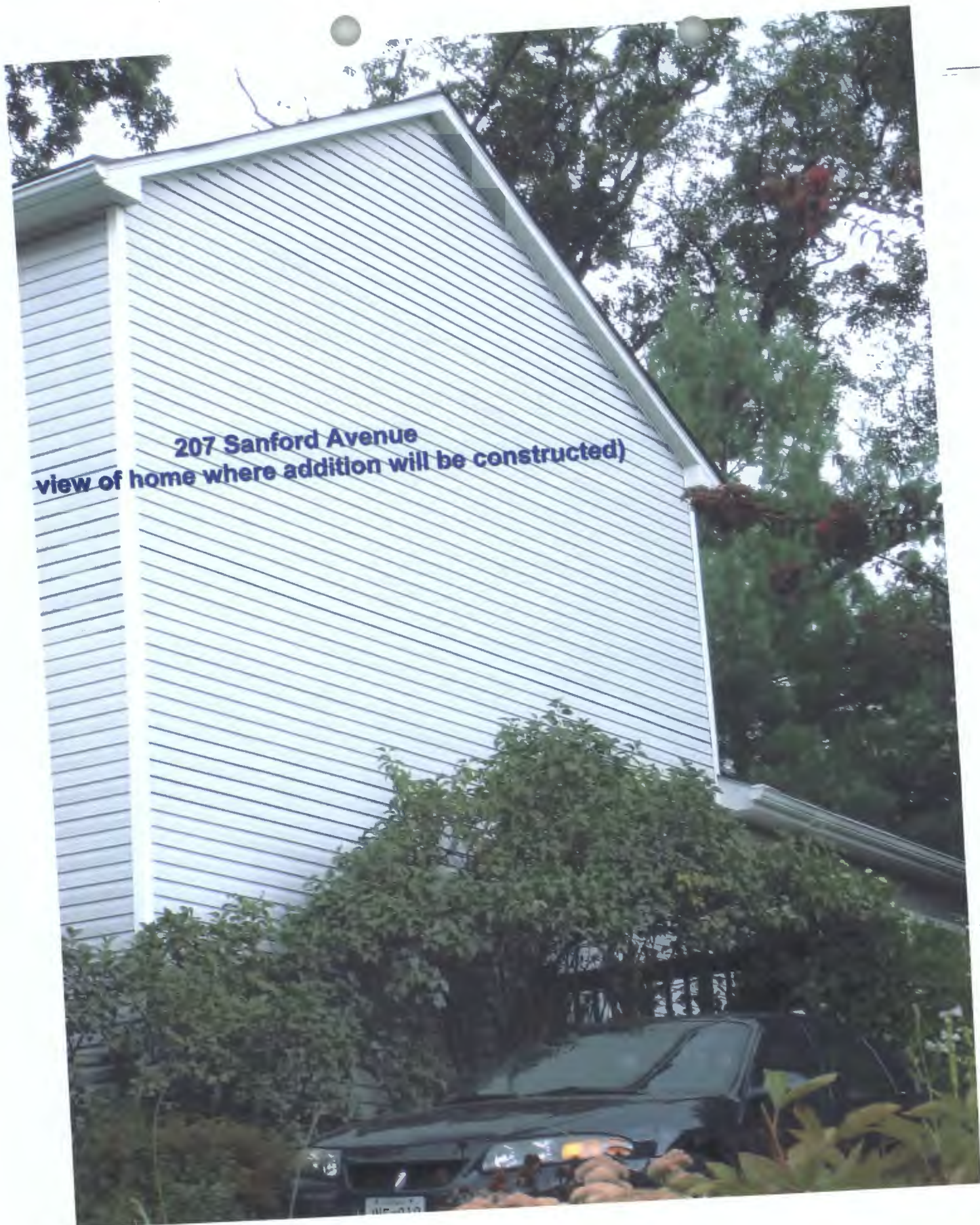

**207 Sanford Avenue
(View from front yard showing side of 209
Sanford Avenue)**



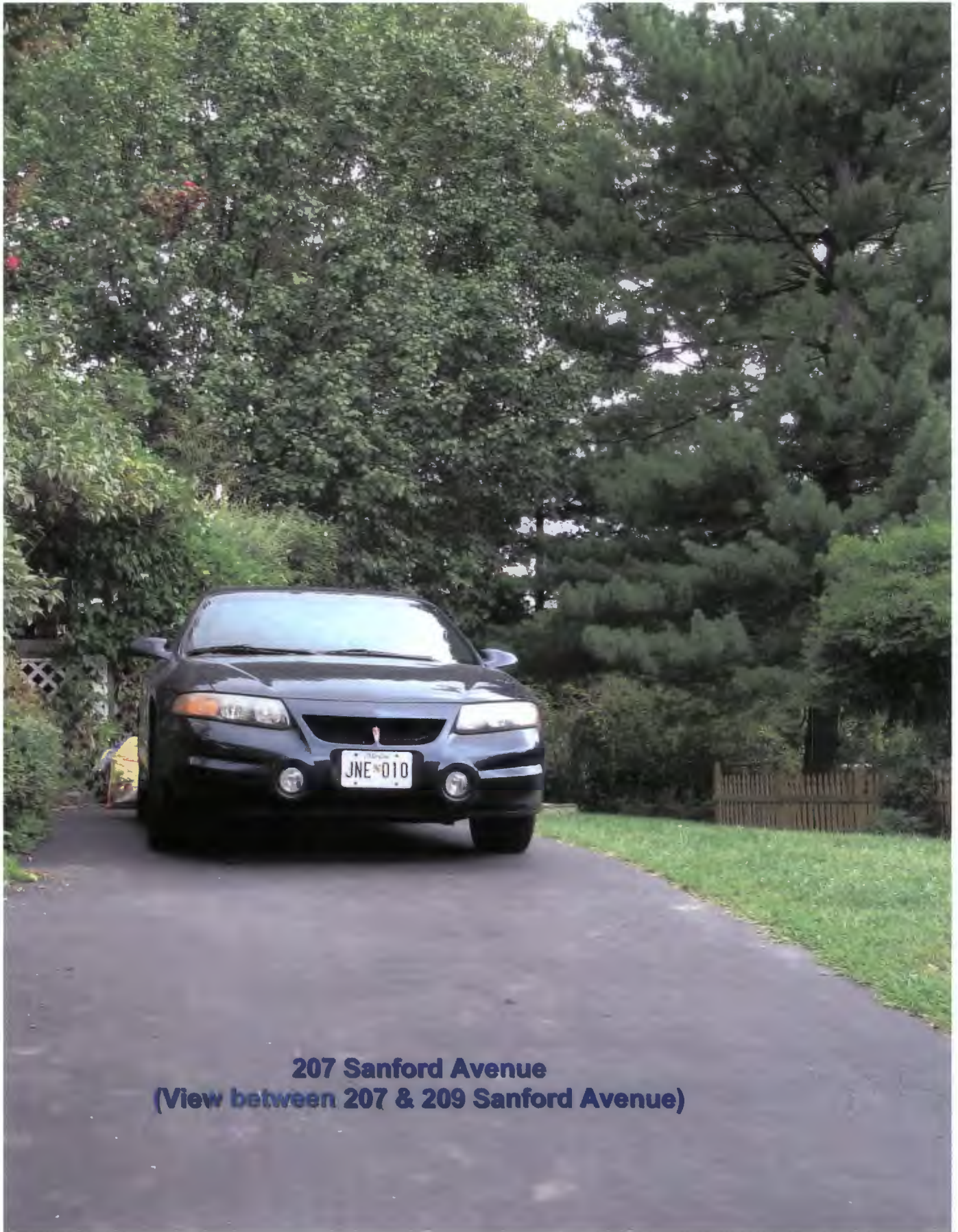
2010 0081A



2010 0081A



20100081A



**207 Sanford Avenue
(View between 207 & 209 Sanford Avenue)**

20100081A

Z0100081A



207 Sanford Avenue
(Rear view showing concrete pad and access of 141 Newberg Avenue to rear
of carriage house at far side of picture running in front of stacked wood piles)

20100081A



207 Sanford Avenue
(Property line between 207 and 209
Sanford Avenue, 209 Sanford Avenue
driveway shown is 8 feet wide)

20100081A

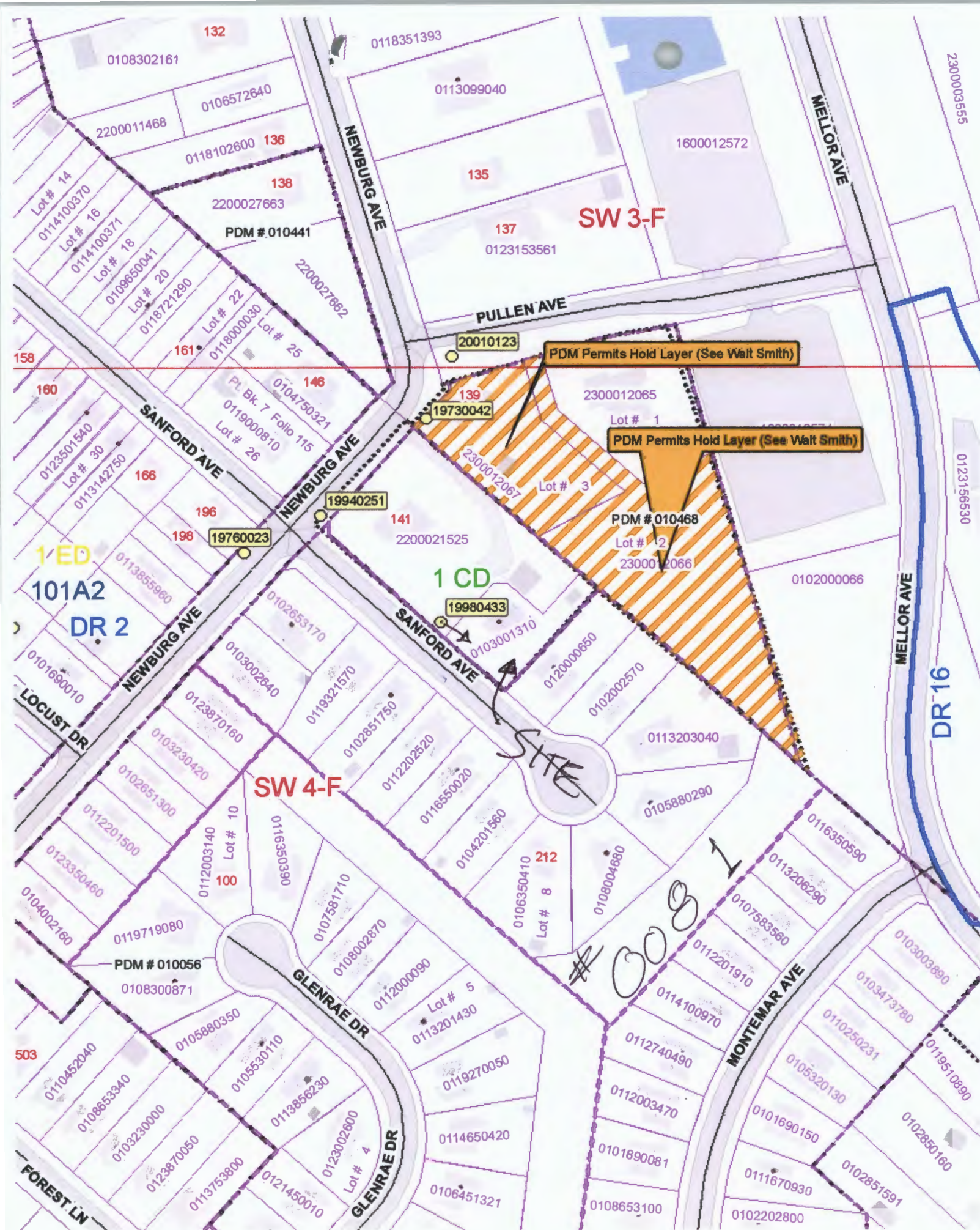


207 Sanford Avenue
(View from left rear of home showing 141 Newberg Avenue carriage
house behind wooden fence)

20100081A



207 Sanford Avenue
(View from left front yard showing rear of 141 Newberg Avenue)



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 207 Sanford Avenue

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

Subdivision name: OAK SPRINGS

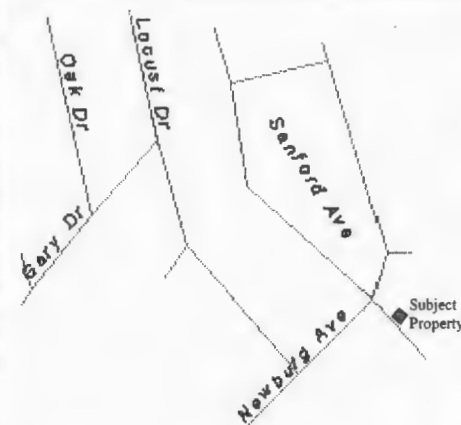
plat book# _____, folio# _____, lot# 2, section# _____

OWNER: Edward B. and Karen E. Connelly

LOT #2, MINOR SUBDIVISION
"141 NEWBURG AVE."
93-112-M

APPROVED AS SMALL LOT
TABLE DR 5.5.

PER APPLICANT "VESTED" UNDER
MINOR SUB PLAN.



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 1

Councilmanic District: 1

1"=200' scale map#: 101A2

Zoning: D.R. 2

Lot size: 0.22 acreage 9,601 square feet

public private
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: YES

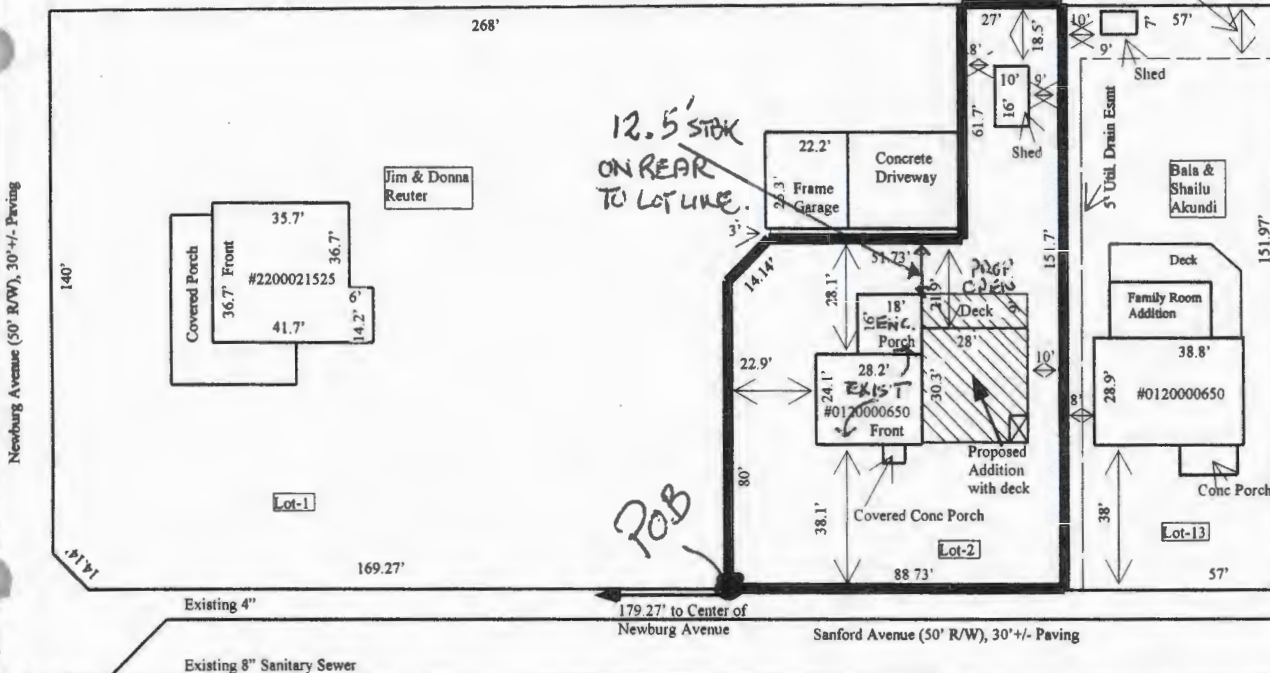
1998 0433 A

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

JL

2010 0081-A



North

date: 09-02-09

prepared by: Edward B. Connelly

Scale of Drawing: 1"= 50'

REV. 9/09/09 EDC

APPLICANT ADVISED ~~THE~~
TO CONFIRM WITH DEV. MNGMNT IF (OLINT) THE MINOR SUB PLAN
REQUIRES REFINEMENT.

PRIOR VARIANCE WAS GRANTED
FOR A 17 FT. REAR SETBACK
FOR THE EXIST PORCH OPEN PROV.
NOW ENCLOSED WITH GUS.