

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Fuselage Avenue, 120 feet
N of Highvilla Road
15th Election District
7th Councilmanic District
(502 Fuselage Avenue)

Joyce Bosley Neimiller
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0232-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owner of the subject waterfront property, Joyce Bosley Neimiller for property located at 502 Fuselage Avenue. The variance request is from Section 504 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and Section V.B.6.b of the Comprehensive Manual of Development Policies (1971-1992 regulations) to permit a proposed sunroom addition with a window to property line (side) setback of 9 feet in lieu of the required 15 feet, and to amend the Final Development Plan for Lot 285, Goldentree Section 3. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioners desire to build a patio room measuring 14 feet x 11 feet with 3 feet x 3 feet landing and steps to grade on the rear of the dwelling. The patio room will be constructed on an existing deck. The north side of the house where the proposed patio room would be constructed is only 8 feet from the property line and the south side of the house is 15 feet from the property line. There are no windows on the side of the Petitioner's home or any windows on the side of the dwelling at 504 Fuselage Avenue.

ORDER RECEIVED FOR FILING

Date 3-9-11

By [Signature]

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 13, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 9th day of March, 2011 that a variance from Section 504 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and Section V.B.6.b of the Comprehensive Manual of Development Policies (1971-1992 regulations) to permit a proposed sunroom addition with a window to property line (side) setback of 9 feet in lieu of the required 15 feet, and to amend the Final Development Plan for Lot 285, Goldentree Section 3 be and is hereby GRANTED, subject to the following:

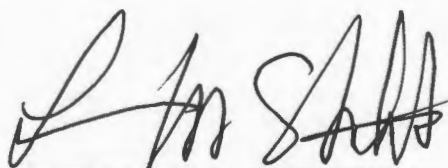
ORDER RECEIVED FOR FILING

Date 3-9-11

By [Signature]

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 3-9-11

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

March 9, 2011

JOYCE BOSLEY NEIMILLER
502 FUSELAGE AVENUE
BALTIMORE MD 21221

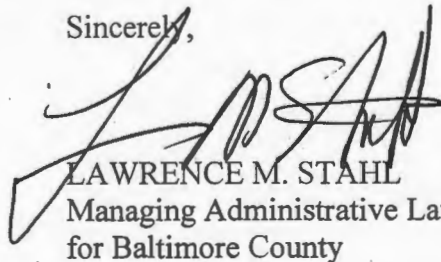
Re: Petition for Administrative Variance
Case No. 2011-0232-A
Property: 502 Fuselage Avenue

Dear Ms. Neimiller:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure

c: Dave McMahon, 7110 Golden Ring Road, Baltimore MD 21221



ORIGINAL
KEEP
IN
FILE

Tax account #1900008105

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 502 Fuselage Ave
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) 504 BCZR AND V.B.6. b. CMDP

(1971-1992 REGS) TO PERMIT A PROPOSED SUNROOM ADDITION WITH A WINDOW TO PROPERTY LINE (SIDE) SETBACK OF 9 FT. IN LIEU OF THE REQUIRED 15 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 285 IN ~~WILLOW~~ GOLDENTREE SECT. 3 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 _____
Date 3-9-11
Company _____
By [Signature]
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING
3-9-11

Legal Owner(s):

Joyce Bosley
Name - Type or Print _____
Signature Joyce Neiriller (Alias Bosley)
Name - Type or Print _____
Signature _____
502 Fuselage Ave (410) 686-5194
Address _____ Telephone No. _____
Baltimore MD 21221
City State Zip Code

Representative to be Contacted:

Dave McMahon
Name _____
7110 Golden Ring Rd (410) 780-0062
Address _____ Telephone No. _____
Baltimore MD 21221
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. 2011-0232-A

Reviewed By JL Date 2/04/11

REV 10/25/01

Estimated Posting Date 2/13/11



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 502 Fuselage Avewhich 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) 504 BCZR AND V.B.6. b. CMDP

(1971 - 1992 REGS) TO PERMIT A PROPOSED SUNROOM ADDITION WITH A WINDOW TO PROPERTY LINE (SIDE) SETBACK OF 9 FT. IN LIEU OF THE REQUIRED 15 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 285 IN ~~WILKINSON~~ GOLDENTREE SECT. 3 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):

Joyce Bosley

Name - Type or Print

Signature

Name - Type or Print

Signature

502 Fuselage Ave

(410) 686-5194

Address

Telephone No.

Baltimore

MD

21221

City

State

Zip Code

Representative to be Contacted:

Dave McMahon

Name

7110 Golden Ring Rd

(410) 780-0062

Address

Telephone No.

Baltimore

MD

21221

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 21 day of April, 2011, 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. 2011-0232-AReviewed By JLDate 2/04/11

REV 10/25/01

ORDER RECEIVED FOR FILING

Estimated Posting Date 2/13/11Date 3-9-11By [Signature]

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 502 Fuselage Ave
Address
Baltimore MD 21221
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 would like to construct a 14'x11' patio room with 3'x3' landing and steps to grade on the rear of our home. our hardship is we can not meet the required 15' window to property line setback of our development. this is due to the offset location of our house on our property. the north side of our house where the proposed patio room would be constructed is only 8' from the property line where the opposed side of our house is 15' from the property line. even with the proposed patio room being 1' in from the side of the house. we are still only left with 9' to the property line. This side of the house is the only logical place we could construct our patio room being there is an existing door at this location. there are no windows on the sides of our or the neighboring home. Therefore we are requesting a variance of 9' in lieu of the required 15' window to property line.

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.

Joyce Neimiller (alias Bosley)
Signature
Joyce Bosley
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of January, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Sharon A. Scott
Notary Public
My Commission Expires 11/27/2013

Zoning Descripton for 502 Fuselage Ave.

Beginning at a point on the South-east of Fuselage Avenue which is fifty foot wide at the distance of one hundred and twenty feet north-east of the centerline of the nearest improved instersecting street being Highvilla Road which is sixty feet wide. *Being Lot# 285, Section #3, in the subdivision of Goldentree as recorded in the baltimore county plat book #49, Folio #143 Containing 6,000sq ft. Also known as 502 Fuselage Ave. and located in the 15th election district. 7th concilmanic district.

0232

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

No. **62943**

Date: **2/04/11**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 2/04/2011 2/04/2011 09:42:37 2

REG NO.2 MAIL JEVA JEE
 >>RECEIPT # 72338 2/04/2011 OFLN

Dept 5 528 ZONING VERIFICATION
 CR NO. 062943

Recpt Tot \$150.00
 \$150.00 CR \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

Total: **150.00**

Rec From:

For: **Paid Variances & Amend FDP (SP/fee) \$75.00 EA.**

TOTAL 150.00

2011-0232-A CASE #

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



View of existing deck and neighbors located at 504
Fuselage: Note no windows



Front view of 502 Fuselage Ave



View of proposed patio room on Deck: Note no windows on
side of home.



View of rear of home.

0232

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.3A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 15 Account Number - 1900008105

Owner Information			
Owner Name:	BOSLEY JOYCE A	Use:	RESIDENTIAL
Mailing Address:	P O BX 34023 502 FUSELAGE AVE BALTIMORE MD 21221-3275	Principal Residence:	YES
		Deed Reference:	1) /06637/ 00642 2)

Location & Structure Information									
Premises Address 502 FUSELAGE AVE 0-0000					Legal Description 5999 SQ FT 0.1377 AC GOLDENTREE				
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: 2 Plat Ref: 0049/ 0143
0090	0009	0463		000	3		285	3	

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built 1983	Enclosed Area 858 SF	Property Land Area 5,999 SF	County Use 04
Stories 1.000000	Basement YES	Type SPLIT FOYER SIDING	Exterior

Value Information				
	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	71,980	83,980		
Improvements:	136,300	152,230		
Total:	208,280	236,210	226,900	236,210
Preferential Land:	0			0

Transfer Information				
Seller:	S & S HOMES INC	Date:	12/12/1983	Price: \$72,990
Type:	ARMS LENGTH IMPROVED	Deed1:	/06637/ 00642	Deed2:
Seller:		Date:		Price:
Type:		Deed1:		Deed2:
Seller:		Date:		Price:
Type:		Deed1:		Deed2:

Exemption Information			
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: * NONE *

ZAC '11 Return Query



Item #	Circulated To	Location	Due	Date Returned	Returned	Admin.	N. C.
226	2/4/2011	Jessie Bialek	3030 Traceys Store Road	2/18/2011	☐	☐	☐
228	2/4/2011	Jessie Bialek	27 Edgemoor Road	2/18/2011	☐	☐	☐
229	2/4/2011	Jessie Bialek	14218 Green Road	2/18/2011	☐	☐	☒
232	2/11/2011	John Alexander	502 Fuselage Avenue	2/18/2011	☐	☒	☒
235	2/11/2011	Laurie Hay	342 Wye Road	2/18/2011	2/23/2011	☒	☒

229



AV
3-1-11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Dave Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: March 1, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-232-A
Address 502 Fuselage Avenue
(Neimiller Property)

Zoning Advisory Committee Meeting of February 14, 2011.

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

Reviewer: J. Livingston Date: 3/1/2011

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: February 24, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For February 21, 2011
Item Nos. 2011- 231, 232, 233, 234
and 235

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-02212011 -NO COMMENTS.doc



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

February 24, 2011

Mr. Lawrence Rief, Member
1427 Clarkview Road, Suite 500
Baltimore, MD 21209

RE: Case Number 2011-02232 A, 1427 Clarkview Rd., Ste. 500, Baltimore, MD 21209

Dear Mr. Lawrence Rief,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 25, 2011. 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 dark ink, appearing to read "Carl Richards Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Christopher D. Mudd/Venable LLP, 210 W. Pennsylvania Avenue, Towson, MD



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, Chief
Fire Department

February 11, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **February 14, 2011**

Item No.:

Administrative Variance: 2011-0232A, 2011-0235A.

Variance: 2011-0231A, 2011-0233A – 0234A.

Comments:

The Baltimore County Fire Marshal's Office has **no comments** on the above case numbers at this time.

*Admin
Closing
2/28/11*

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

CERTIFICATE OF POSTING

2011-0232-A

RE: Case No.: _____

Petitioner/Developer: _____

Joyce Neimiller

Feb 28, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen 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: _____

502 Fuselage Ave

February 13, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,



February 13, 2011

(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)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2011-0232-A

TO PERMIT A PROPOSED SUNROOM ADDITION WITH A
WINDOW TO PROPERTY LINE (SIDE) SETBACK OF 9 FT. IN LIEU OF
THE REQUIRED 15 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN
FOR LOT 285 IN GOLDENTREE SECTION #3

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 2-28-11

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

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

MEETING IS HANDICAP ACCESSIBLE

**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: 2011-0232 - A
Petitioner: NEIMILLER (AUS BOSCEY)
Address or Location: 502 FUSELAGE AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Champton Window Co. of Baltimore LLC.
Address: 7110 Golden Ring Rd
Baltimore Md 21221

Telephone Number: 410 336 9855 (Gerard Andersen)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2011- 0232 -AAddress 502 FUSELAGE AVEContact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/04/11Posting Date: 2/13/11Closing Date: 2/28/11

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 2011- 0232 -AAddress 502 FUSELAGE AVEPetitioner's Name JOYCE WEIMILLER (ALIAS) BOSLEYTelephone 410 686 5194Posting Date: 2/13/11Closing Date: 2/28/11

Wording for Sign: To Permit a proposed Sunroom Addition with a window to Property
Line (side) Setback of 9ft. in Lieu of The Required 15ft and to amend The
Final Development plan for Lot 285 in GoldenTree, Section 3

WCR - Revised 7/7/08

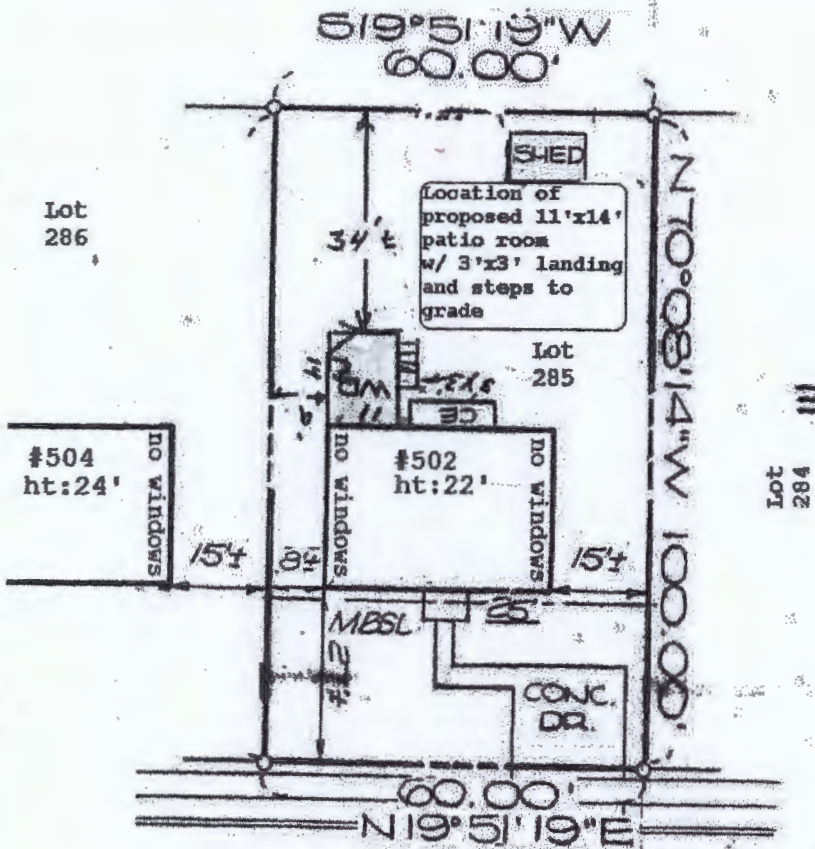
VARIANCE

PROPERTY ADDRESS 502 Fuselage Ave

SUBDIVISION NAME Golden Tree

PLAT BOOK # 49 FOLIO # 143 LOT # 285 SECTION # 3

OWNER Joyce Neimiller



120' to the E of the nearest
intersecting street: Highvilla Rd

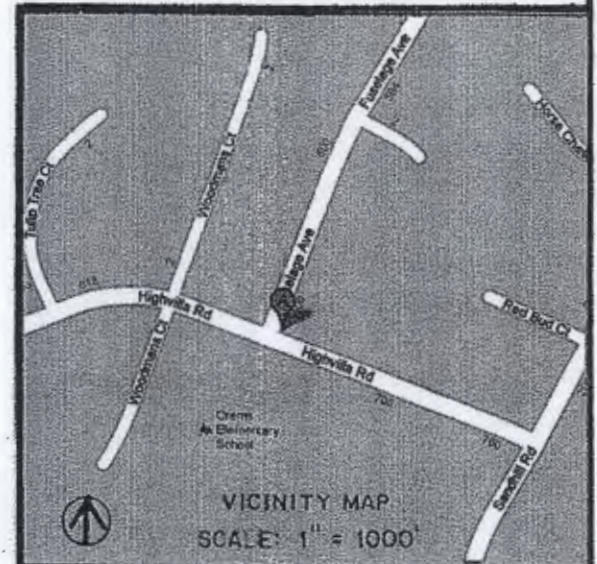
FUSELAGE AVENUE
(50' R/W)



NORTH

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 7th

1"=200' SCALE MAP # 09032

ZONING DR 10.5

LOT SIZE ACREAGE 6000
SQUARE FEET

PUBLIC PRIVATE

SEWER WATER 

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING ☐ ☒

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

2011-9232-A