

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Linden Avenue, 25 feet E
of Arbutus Avenue
13th Election District
1st Councilmanic District
(4507 Linden Avenue)

Tracey M. and Arnold H. Musick, Jr.
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0328-A

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Tracey M. and Arnold H. Musick, Jr. for property located at 4507 Linden Avenue. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed replacement accessory building (garage) on a corner lot on the portion closest to the side street in lieu of the required third of the lot farthest removed from both streets, and to permit a height of 25 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a detached garage measuring 28 feet wide x 32 feet deep x 25 feet high to replace an existing smaller and older garage. The new garage will provide additional vehicle protection from the elements and vandalism. The family is in need of additional storage space since in-laws recently moved in with them. Petitioners' dwelling was constructed in 1933 and therefore has smaller closets and less storage space than newer homes.

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.

ORDER RECEIVED FOR FILING

Date 6-14-11

By jm

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 22, 2011, 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 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 Petitioners.

Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 14 day of June, 2011 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed replacement accessory building (garage) on a corner lot on the portion closest to the side street in lieu of the required third of the lot farthest removed from both streets, and to permit a height of 25 feet in lieu of the maximum permitted 15 feet is hereby GRANTED, subject to the following:

ORDER RECEIVED FOR FILING

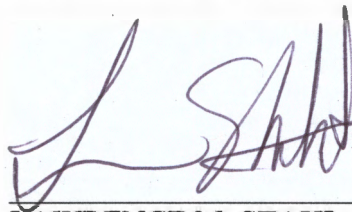
Date 6-14-11

2

By [Signature]

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 Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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 6-14-11

By [Signature]



KEVIN KAMENETZ
County Executive

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

June 14, 2011

TRACEY M. AND ARNOLD H. MUSICK, JR.
4507 LINDEN AVENUE
HALETHORPE MD 21228

Re: Petition for Administrative Variance
Case No. 2011-0328-A
Property: 4507 Linden Avenue

Dear Mr. and Mrs. Musick:

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,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over a horizontal line.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure

c: James Hanna, 941 Elmridge Avenue, Baltimore MD 21229



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4507 LINDEN AVE
which is presently zoned PR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3, BCZR, TO PERMIT A PROPOSED REPLACEMENT ACCESSORY BUILDING (GARAGE) ON A CORNER LOT ON THE PORTION CLOSEST TO THE SIDE STREET IN LIEU OF THE REQUIRED THIRD OF THE LOT FARTHEST REMOVED FROM THE SIDE STREET, AND TO PERMIT A HEIGHT OF 25 FEET IN LIEU OF THE MAXIMUM PERMITTED 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Date 6-14-11
Address _____ Telephone No. _____
By [Signature] City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING

Legal Owner(s):

ARNOLD & TRACEY MUSICK
Name - Type or Print _____
Signature [Signature]
Name - Type or Print ARNOLD H. Musick Jr.
Signature Tracey Musick
Address 4507 LINDEN AVE Telephone No. 410-258-2591
City HALETHORPE State MD Zip Code 21228

Representative to be Contacted:

JAMES HANNA
Name _____
Address 941 ELMRIDGE AVE Telephone No. 240-538-3729
City BAUO State MD Zip Code 21229

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 2 day of May, 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. 2011-0328-A

REV 10/25/01

Reviewed By JNP Date 5/9/2011
Estimated Posting Date 5/22/2011

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 4507 LINDEN AVE
Address
HALETHORPE MD 21229
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):

- 1.) NEED ADDITIONAL SPACE, IN LAW MOVED IN.
- 2.) ADDITIONAL VEHICLE PROTECTION FROM WEATHER AND VANDALISM
- 3.) THE LOCATION IS THE SAME AS THE EXISTING GARAGE

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.

[Signature]
Signature
Arnold H. Musick Jr.
Name - Type or Print

[Signature]
Signature
Tracey Musick
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of May, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires _____

**Zoning property description for 4507 Linden Ave,
Halethorpe, MD**

Beginning at a point on the south side Linden Ave which is 50' wide at a distance of 25' east of the centerline of the intersecting street Arbutus Ave which is 50' wide. This being part of the Village of Halethorpe lot 233 and 234 as recorded among the Baltimore County Land Records Plat Book 1, Folio 60 containing 12,500 sq. ft. located in the 13th election district and the 1st council district.

2011-0328-A

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

No. **69052**

Date: **5/9/2011**

PAID RECEIPT

BUSINESS ACTUAL TIME DPM
 5/10/2011 5/09/2011 08:43:00 5

REG 0503 WALKIN RDOS LRD
 RECEIPT N 516807 5/09/2011 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0300		6150				75.00

Dept 5 528 ZONING VERIFICATION
 CK NO. 069052

Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **JH Associates**

For: **Adm. Variance - 4507 Linden Avenue**
2011-0328-A (Music)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2011-0328-A

Petitioner/Developer ARNOLD
TRACY MUSICK

Date Of Hearing/Closing: 6/6/11

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 4507 LINDEN AVENUE

This sign(s) were posted on May 22, 2011
Month, Day, Year
Sincerely,

Martin Ogle 5/22/11
Signature of Sign Poster and Date
Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-829-3411

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0328 -A Address 4507 Linden Ave

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/9/2011 Posting Date: 5/22/2011 Closing Date: 6/6/2011

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- 0328 -A Address 4507 Linden Avenue

Petitioner's Name Arnold & Tracey Musick Telephone 410-258-2591

Posting Date: 5/22/2011 Closing Date: 6/6/2011

Wording for Sign: To Permit a proposed replacement accessory building (garage) on a corner lot on the portion closest to the side street in lieu of the required third of the lot farthest removed from the side street, and to permit a height of 25 feet in lieu of the maximum permitted 15 feet

Revised 2/17/11



KEVIN KAMENETZ
County Executive

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

May 26, 2011

Mr. & Mrs. Musick
4507 Linden Avenue
Halethorpe, MD 21227

RE: Case Number 2011-0328 A, 4507 Linden Avenue

Dear Mr. Musick,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 9, 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 black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
James Hanna, 941 Elmridge Avenue, Baltimore, MD 21229



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 17, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **May 16, 2011**

Item No.:

Administrative Variance: 2011-0324A, 2011-0328A – 0329A.

Special Hearing: 2011-0152-SPHA, 2011-0330-SPH.

Variance: 2011- 0152-SPHA, 2011-0326A, 2011-0327-SPHA, 2011-0331A – 0332A.

Comments:

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

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



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 5-17-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

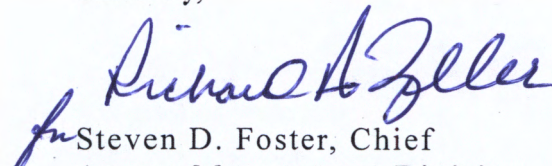
RE: Baltimore County
Item No. 2011-0328-A,
Administrative Variance
Arnold & Tracy Musick
4507 Linden Avenue.

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. 2011-0328-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


for Steven D. Foster, Chief
Access Management Division

SDF/rz

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 25, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2011
Item Nos. 2011-152, 324, 326, 327, 328, 329, 331
And 332

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05302011 -NO COMMENTS.doc

AV 6/6/11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: June 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-328-A
Address 4507 Linden Avenue
(Musick Property)

Zoning Advisory Committee Meeting of May 16, 2011.

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

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED

JUN 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS

RECEIVED

JUN 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 13 Account Number - 1301500001

Owner Information

Owner Name:	MUSICK ARNOLD H JR MUSICK TRACEY M	Use:	RESIDENTIAL
Mailing Address:	4507 LINDEN AVE BALTIMORE MD 21227-4004	Principal Residence:	YES
		Deed Reference:	1) /20029/ 00031 2)

Location & Structure Information

Premises Address
4507 LINDEN AVE
0-0000

Legal Description
LT 233,234
4507 LINDEN AVE
HALETHORPE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0108	0012	0594		0000			233	1	
									Plat Ref: 0001/ 0060

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1933	1,702 SF	12,500 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	93,120	93,100		
Improvements:	147,300	135,600		
Total:	240,420	228,700	228,700	228,700
Preferential Land:	0			0

Transfer Information

Seller:	GORBY RONALD C	Date:	05/10/2004	Price:	\$210,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/20029/ 00031	Deed2:	
Seller:	HIELD CHRISTINE A	Date:	02/24/1997	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/12047/ 00101	Deed2:	
Seller:	HAYNES RICHARD MYRON	Date:	01/10/1991	Price:	\$129,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/08690/ 00741	Deed2:	

Exemption Information

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

Tax Exempt:
Exempt Class:

Special Tax Recapture:
* NONE *

Jamie
American Home Title Group, Inc.
File No. EC-08031-04CLD
Tax ID # 13 13-001-500001

0020029 031

203

This Deed, made this 30th day of April, 2004, by and between RONALD C. GORBY, by and through his true and lawful Attorney-in-Fact, Christine A. Hield and CHRISTINE A. HIELD, husband & wife, parties of the first part, Grantors; and ARNOLD H. MUSICK JR. and TRACEY MUSICK, husband & wife, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Two Hundred Ten Thousand And 00/100 Dollars (\$210,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said ARNOLD H. MUSICK JR. and TRACEY MUSICK, husband & wife, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of BALTIMORE, State of Maryland and described as follows, that is to say:

Beginning for the same at the corner formed by the intersection of the south side of Linden Avenue with the east side of Arbutus Avenue; and running thence south binding on said side of Arbutus Avenue 125 feet; thence east parallel with Linden Avenue 100 feet; thence north parallel with Arbutus Avenue 125 feet to the south side of Linden Avenue; thence west bounding on said side of Linden Avenue 100 feet to the place of beginning. The said lot of ground being and comprising all those two lots of ground located in the Village of Halethorpe in Baltimore County, and known as Lots numbered 233 and 234 on the Plat of said Halethorpe, which is recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 1, folio 60.

The improvements thereon being known as No. 4507 Linden Avenue.

BEING the same property which, by Deed dated February 13, 1997, and recorded among the Land Records of the County of BALTIMORE, State of Maryland, in Liber No. 12047, folio 101, was granted and conveyed by CHRISTINE A. HIELD unto RONALD C. GORBY and CHRISTINE A. HIELD, husband & wife.

SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

See Also Power of Attorney dated September 10, 2003, and recorded or intended to be recorded among the Land Records of Baltimore County immediately prior hereto, from Ronald C. Gorby, unto Christine A. Hield. It is in pursuance of the powers granted in said Power of Attorney that these presents are executed.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said ARNOLD H. MUSICK JR. and TRACEY MUSICK, husband & wife, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

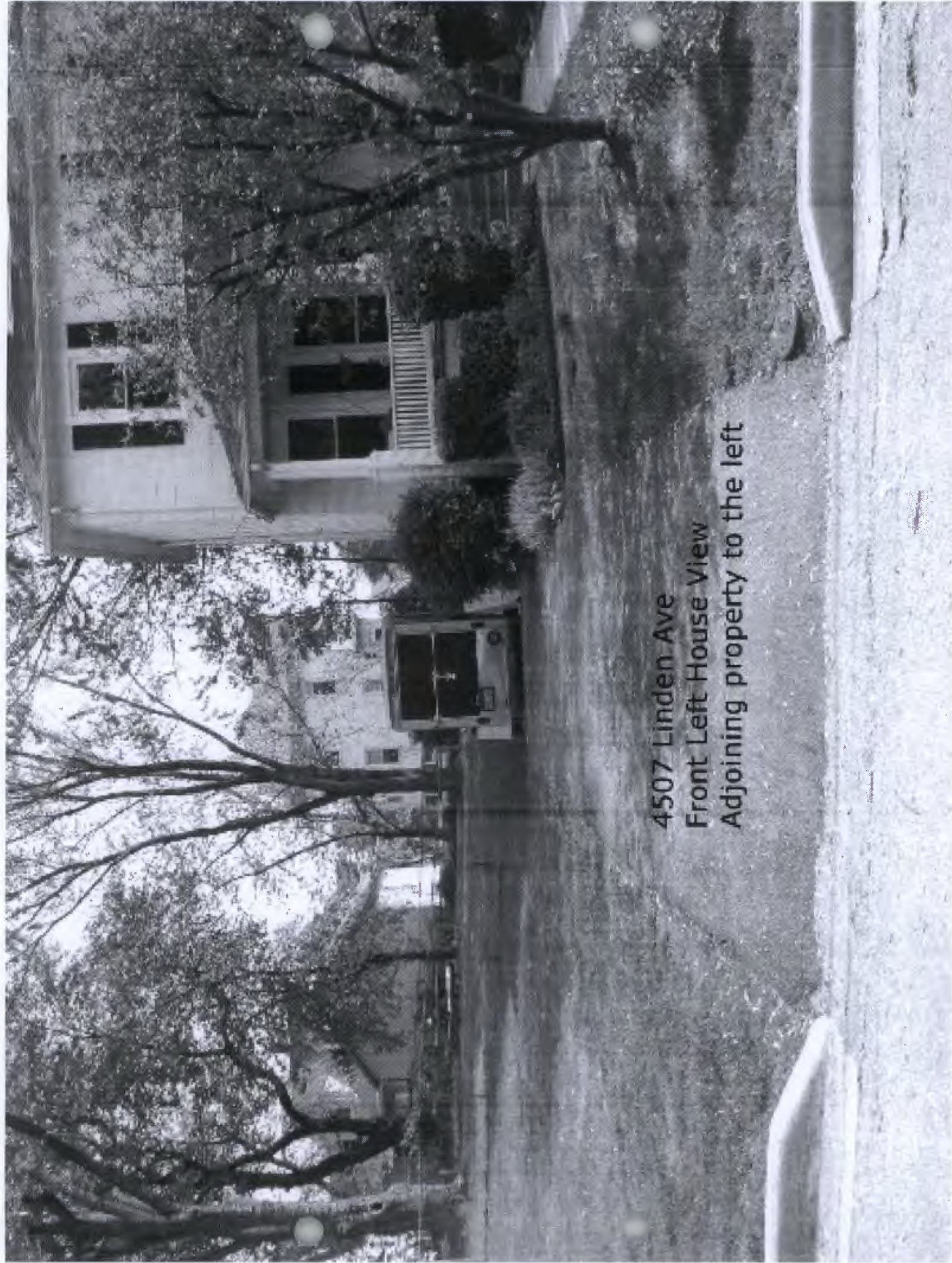
And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property

2011-0328A ~~2011-0328A~~



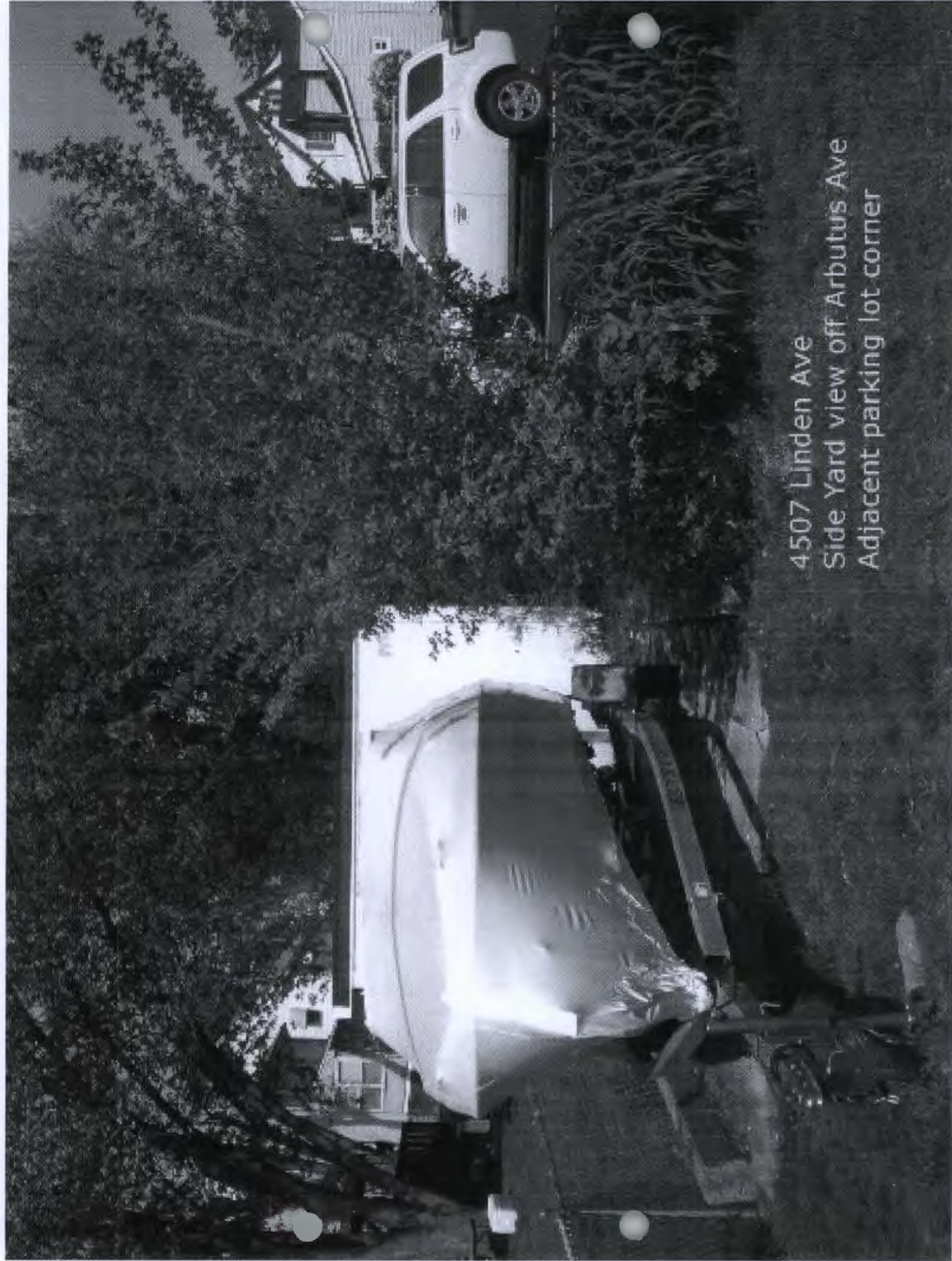
4507 Linden Ave
Front House View

2011-0328-A



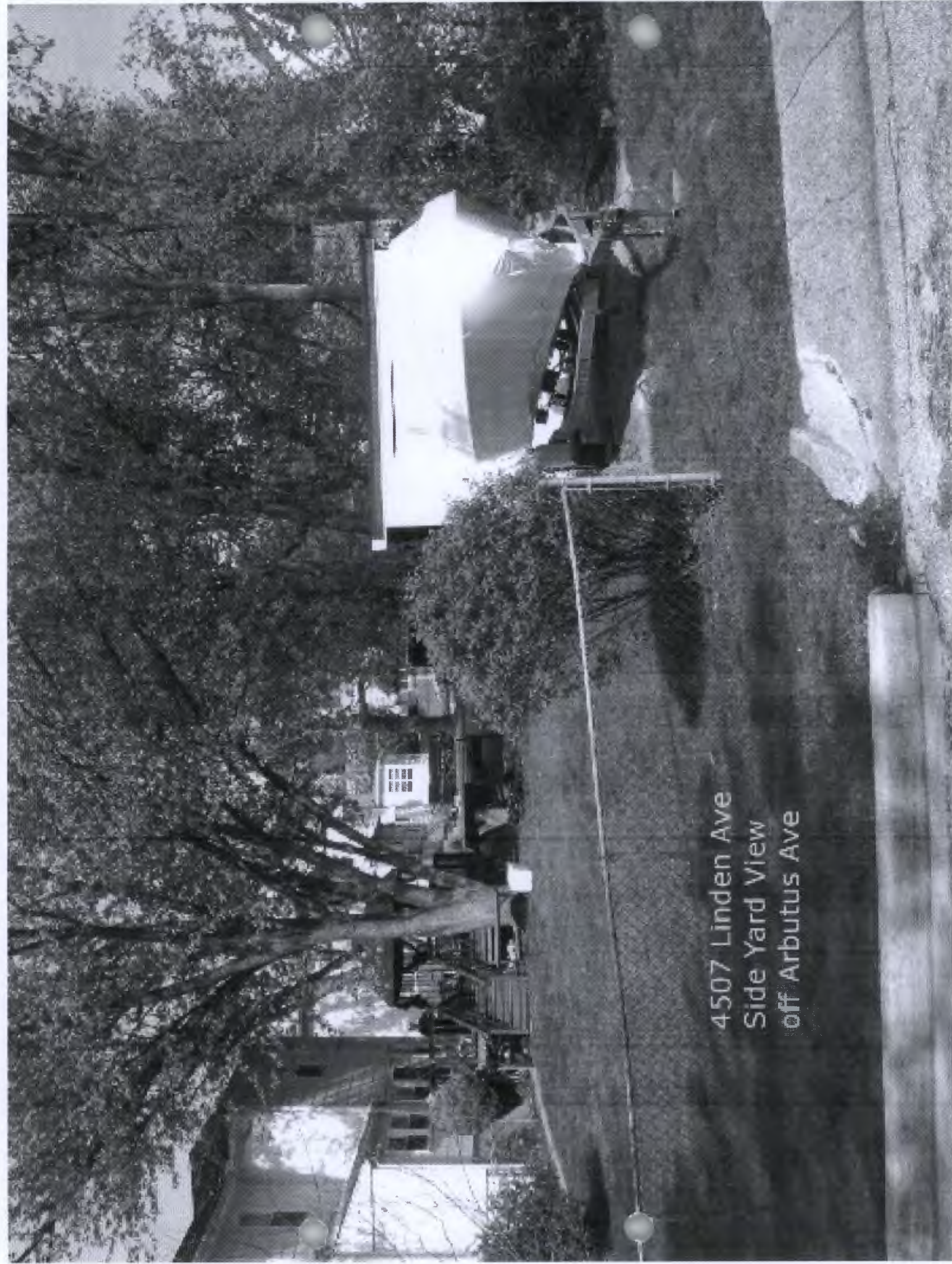
4507 Linden Ave
Front Left House View
Adjoining property to the left

4507 Linden Ave
Rear Yard View to show exist
structure.



4507 Linden Ave
Side Yard view off Arbutus Ave
Adjacent parking lot corner

2011-0328-A



4507 Linden Ave
Side Yard View
off Arbutus Ave

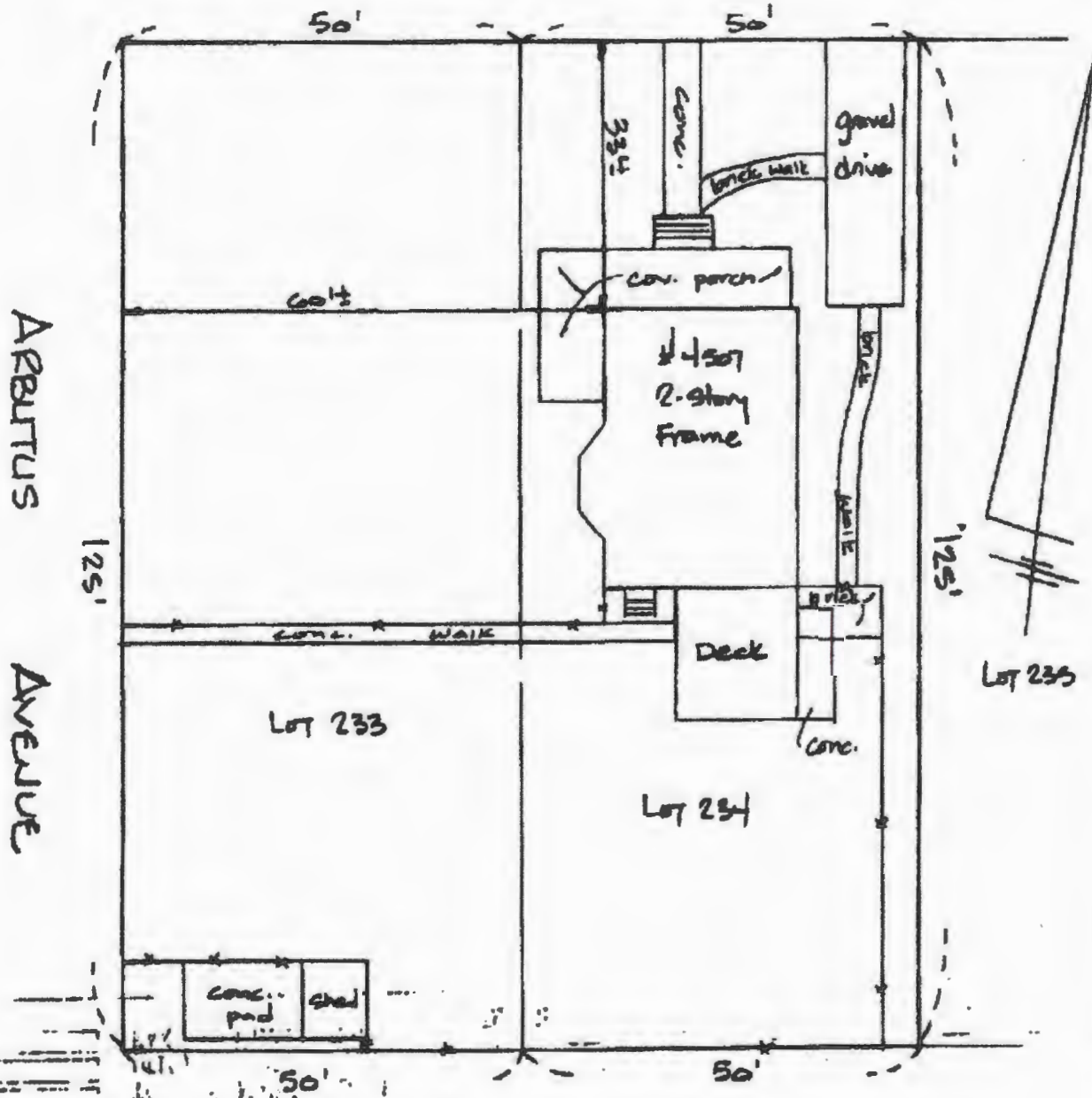
2011-0328-A



2011-0328-A

~~9/22/2004~~

LINDEN AVENUE

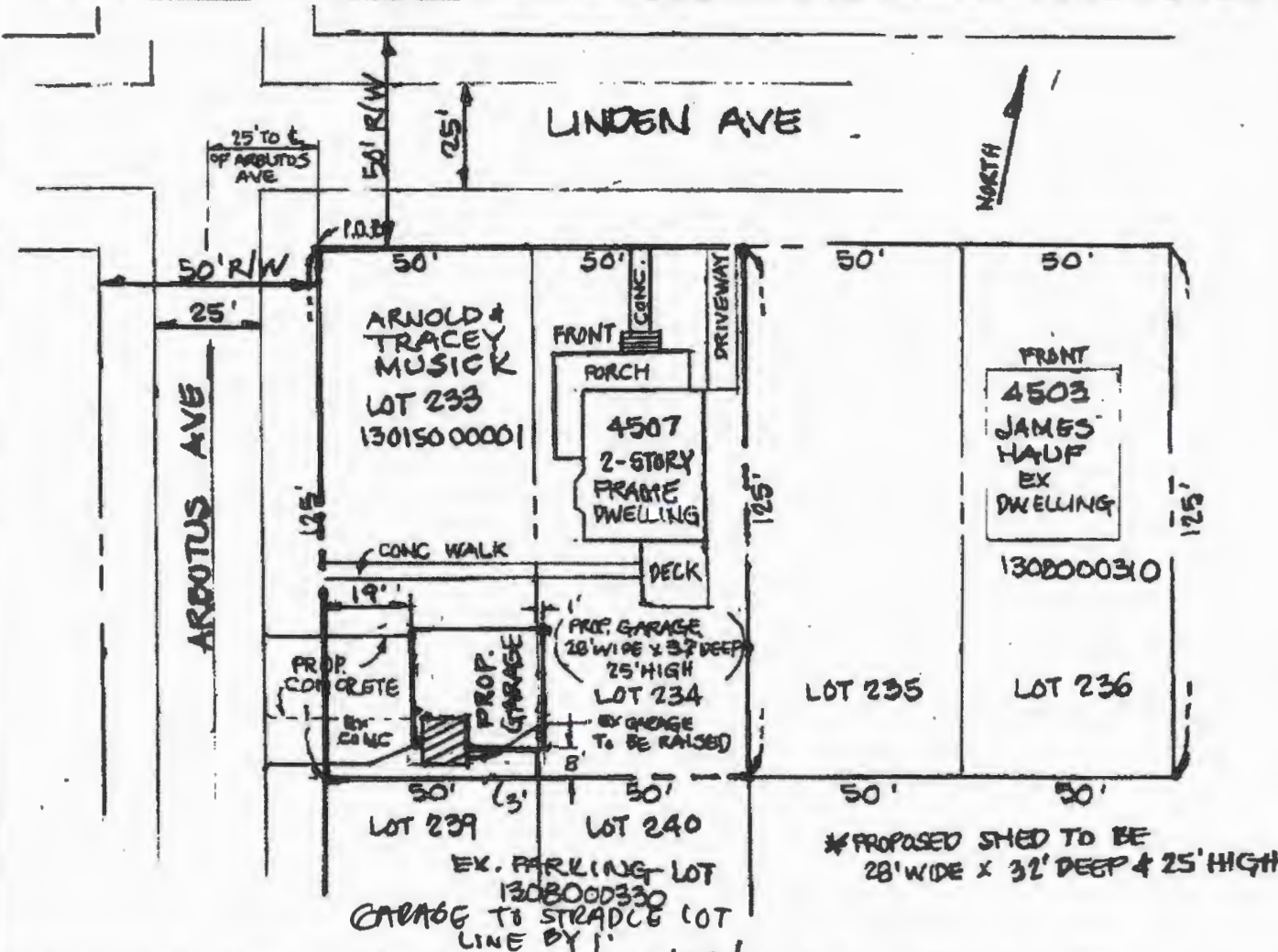


This plot is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.



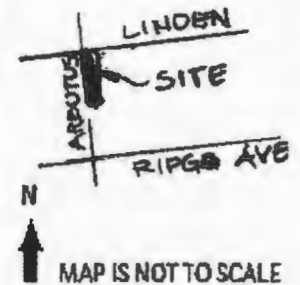
2011-0328-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 4507 LINDEN AVE OWNER(S) NAME(S) ARNOLD & TRACEY MUSICK
 SUBDIVISION NAME VILLAGE OF HALETHORPE LOT # 233 & 234 BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # 60 10 DIGIT TAX # 1301500001 DEED REF. # 20029/0003



PLAN DRAWN BY JAMES HANNA DATE 4/28/11 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 108C2
 SITE ZONED DR 5.5
 ELECTION DISTRICT 13
 COUNCIL DISTRICT 1ST
 LOT AREA ACREAGE 0.2869
 OR SQUARE FEET 12,500
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2011-0328-A