



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 7, 2012

Allen D. Nickels
Deborah L. Nickels
734 Essex Avenue
Baltimore, Maryland 21221

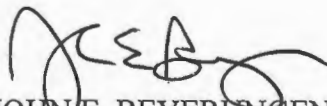
RE: Petitions for Special Hearing and Variance
Case No.: 2013-0049-SPHA
Property: 734 Essex Avenue

Dear Mr. and Mrs. Nickels:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court,
Edgewood, MD 21040

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
734 Essex Avenue; N/S Essex Avenue; 150'	*	OF ADMINISTRATIVE
W of centerline Cherlyn Road		
15 th Election & 7 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Allen & Deborah Nickels	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	2013-049-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

RECEIVED

SEP 13 2012

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of September, 2012, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

15th Election District *

7th Councilmanic District *

(734 Essex Avenue) *

Allen D. and Deborah L. Nickels *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0049-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed by Allen D. and Deborah L. Nickels, legal owners. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to determine whether or not the Administrative Law Judge should approve an accessory building (garage) having a footprint of 2,400 square feet which is larger than the 1,200 square feet of the principal use (dwelling). In addition, a Petition for Variance was filed pursuant to § 400.3 of the B.C.Z.R., to permit an accessory building (garage) with a height of 19'-6" in lieu of the required 15'. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was Allen D. Nickels and David Billingsley with Central Drafting and Design, Inc., the firm that prepared the site plan and who is assisting the Petitioners through the permitting process. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance, and the file does not contain any letters of protest or opposition.

ORDER RECEIVED FOR FILING

Date 11-7-12

By bw

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The subject property is 30,918 square feet and is zoned DR 3.5. The property is improved with a small single-family dwelling (approximately 1,200 square feet) and a small (approximately 200 square feet) shed located at the rear of the lot. See Photos, Exhibit 6f. The Petitioner collects and restores motor vehicles, and also has a travel trailer (Exhibit 6i) that he keeps on site. He proposes to construct a pole barn (elevation drawings were provided, Exhibit 7) in the same location as the existing shed, which will be razed. The Petitioner indicated the height variance was sought to allow room for inside storage of the travel trailer, and the accessory building size (2,400 square feet) will accommodate the cars that Petitioner restores.

Based on the evidence presented, I find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995). I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Specifically, the site has no existing garage or carport (as do the neighboring lots) and the height variance will allow inside storage of Petitioners' vehicles, which will improve the appearance of the home. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship, given that Petitioners would be able to construct a garage, but it would not be tall enough to permit inside storage of the recreational vehicle. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the absence of opposition from the community and County reviewing agencies. In addition, and as

ORDER RECEIVED FOR FILING

Date 11-7-12

By [Signature]

shown on the photos (Exhibits 5 and 6) the garage will be nestled among large and mature trees, that will provide a visual buffer for the adjacent homes.

The petition for special hearing does not require much discussion. The Petitioners' home is small (1,200 square feet) and very attractive and well maintained. The proposed garage (2,400 square feet) will be larger than the dwelling, but also of modest size and scale. The Petitioners' lot is approximately 2/3 acre, and the garage will in no way overcrowd the lot or be out of character for the neighborhood. As such, the petition for special hearing will be granted.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioners' Special Hearing and Variance requests should be granted.

THEREFORE, IT IS ORDERED this 7th day of November, 2012, by this Administrative Law Judge, that Petitioners' request for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve an accessory building (garage) having a footprint of 2,400 square feet which is larger than the 1,200 square feet of the principal use (dwelling), be and is hereby GRANTED.

IT IS FURTHER ORDERED that Petitioners' Variance request from § 400.3 of the B.C.Z.R., to permit an accessory building (garage) with a height of 19'-6" in lieu of the required 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 11-7-12

By [Signature]

2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage 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.

JEB/dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 11-7-13

By DW



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 734 ESSEX AVENUE which is presently zoned DR 5.5
 Deed References: L 3/264 F 267 10 Digit Tax Account # 2400002936
 Property Owner(s) Printed Name(s) ALLEN D. & DEBORAH L. NICKELS

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. **X** a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve AN ACCESSORY BUILDING (GARAGE) HAVING A FOOTPRINT OF 2400 SQUARE FEET WHICH IS LARGER THAN THE 1200 SQUARE FEET OF THE PRINCIPAL USE (DWELLING)
2. _____ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. **X** a Variance from Section(s) 400.3 (BCZR) TO PERMIT AN ACCESSORY BUILDING (GARAGE) WITH A HEIGHT OF 19 FEET 4 INCHES IN LIEU OF THE PERMITTED 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED @ HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone _____ Email Address _____

Attorney for Petitioner: _____

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

ALLEN D. NICKELS, DEBORAH L. NICKELS

Name #1 - Type or Print _____ Name #2 - Type or Print _____

Signature #1 Allen D. Nickels Signature #2 Deborah L. Nickels

734 ESSEX AVE BALTO MD.
 Mailing Address _____ City _____ State _____

21221, 443-676-4578,
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN, INC.

Name - Type or Print _____

Signature David W. Billingsley

601 CHARWOOD ST. EDGEWOOD MD.
 Mailing Address _____ City _____ State _____

21640, 410-679-8719, dwb0209@yahoo.com
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2013-0049-SPHA Filing Date 8/30/12

Do Not Schedule Dates: _____

Reviewer B

ZONING DESCRIPTION 734 ESSEX AVENUE

Beginning at a point on the north side of Essex Avenue (50 feet wide) distant 150 feet westerly from its intersection with Cherlyn Road (50 feet wide), thence:

- (1) N 19° 14' 03" E 294.72 feet, thence
- (2) N 70° 45' 57" W 110.39 feet, thence
- (3) S 17° 05' 40" W 295.06 feet, thence
- (4) S 70° 50' 27" E 99.38 feet to the place of beginning.

Containing 30,918 square feet or 0.710 acre of land, more or less.

Being known as 734 Essex Avenue. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Md.

Also known as Lot 2 as shown on the Minor Subdivision plan entitled Bierman Park (00132).

Item #0049

**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: 223 2013 - 0049 - SPHA
Petitioner: ALLEN NICKELS
Address or Location: 734 ESSEX AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALLEN NICHOLS
Address: 734 ESSEX AVE
BALTO MD 21221
Telephone Number: (443) 676-4578

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

No. **88938**

Date: **8/30/12**

				Rev Source/	Sub Rev/				
d	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
	806	0060		6150					6150 ⁰⁰

Total: **6150⁰⁰**

CENTRAL DRAFTING & DESIGN

zoning hearing - case # 2013-0049-SPHA

FUNCTION

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

PAID RECEIPT

BUSINESS
 8/30/2012
 REC 805
 RECEIPT # 88938
 \$ 6150.00
 RECEIVED
 \$150.00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2013-0049-SPM

Petitioner/Developer
DAVE BILLINGSLEY

Date Of Hearing/Closing: 10/24/12

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 734 ESSEX AVENUE

This sign(s) were posted on October 4, 2012
Month, Day, Year

Sincerely,

Martin Ogle 10/4/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

CASE # 2013-0049-SPHA

PLACE: ROOM 205 JEFFERSON BUILDING 105 WEST
CHESAPEAKE AVENUE, TOWSON 21204

DATE: FRIDAY, OCTOBER 26, 2012 AT 11:00 A.M.

REQUEST: SPECIAL HEARING TO APPROVE AN ACCESSORY
BUILDING (GARAGE) HAVING A FOOT-PRINT OF
2400 SQ. FT. WHICH IS LARGER THAN THE PRINCIPAL USE
(Dwelling). VARIANCE TO PERMIT AN ACCESSORY
BUILDING (GARAGE) WITH A HEIGHT OF 19 FT. 4 INCHES
IN LIEU OF THE PERMITTED 15 FT.

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

NO ONE SHALL BE DENIED THE RIGHT TO PRESENT EVIDENCE AT THE HEARING. NOTICE OF HEARING BY MAIL, OCTOBER 20TH TO 22ND, 2012.

MEETING IS HANDICAP ACCESSIBLE

maurice 10/4/12

NOTICE OF ZONING HEARING

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

Case: # 2013-0049-SPHA

734 Essex Avenue

N/s Essex Avenue, 150 ft. +/- w/of centerline of Cheryin Road

15th Election District - 7th Councilmanic District

Legal Owner(s): Allen & Deborah Nickels

Special Hearing: to approve an accessory building (garage) having a foot-print of 2400 sq. ft. which is larger than the 1200 sq. ft. of the principal use (dwelling). **Variance:** to permit an accessory building (garage) with a height of 19 ft. 4 inches in lieu of the permitted 15 ft.

Hearing: Friday, October 26, 2012 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
10/007 Oct. 4 879451



501 N. Calvert Street, Baltimore, MD 21278

October 4, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 4, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive

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

September 18, 2012

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2013-0049-SPHA

734 Essex Avenue

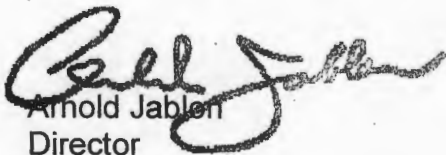
N/s Essex Avenue, 150 ft. +/- w/of centerline of Cheryln Road

15th Election District – 7th Councilmanic District

Legal Owners: Allen & Deborah Nickels

Special Hearing to approve an accessory building (garage) having a foot-print of 2400 sq. ft. which is larger than the 1200 sq. ft. of the principal use (dwelling). Variance to permit an accessory building (garage) with a height of 19 ft. 4 inches in lieu of the permitted 15 ft.

Hearing: Friday, October 26, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Nickels, 734 Essex Ave., Baltimore 21221
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 6, 2012.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 4, 2012 Issue - Jeffersonian

Please forward billing to:
Allen Nichols
734 Essex Avenue
Baltimore, MD 21221

443-676-4578

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2013-0049-SPHA

734 Essex Avenue

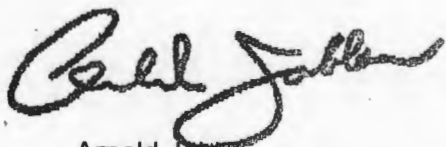
N/s Essex Avenue, 150 ft. +/- w/of centerline of Cheryln Road

15th Election District – 7th Councilmanic District

Legal Owners: Allen & Deborah Nickels

Special Hearing to approve an accessory building (garage) having a foot-print of 2400 sq. ft. which is larger than the 1200 sq. ft. of the principal use (dwelling). Variance to permit an accessory building (garage) with a height of 19 ft. 4 inches in lieu of the permitted 15 ft.

Hearing: Friday, October 26, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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



KEVIN KAMENETZ
County Executive

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

October 18, 2012

Allen D. & Deborah L. Nickels
734 Essex Avenue
Baltimore MD 21221

RE: Case Number: 2013-0049 SPHA, Address: 734 Essex Avenue

Dear Mr. & Ms. Nickels:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 30, 2012. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
David Billingsly, Central Drafting & Design Inc, 601 Charwood Street, Edgewood MD 21040

Debra Wiley - ZAC Comments - Distribution Mtg. of 9/24

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/18/2012 9:45 AM
Subject: ZAC Comments - Distribution Mtg. of 9/24

Good Morning,

Please see the cases listed below and the hearing date, **if assigned**. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2013-0043-SPHA - (Floodplain)
1472 Martin Blvd.

2013-0048-A - Administrative Variance - Closing Date: 9/24
825 Queens Park Drive

2013-0049-SPHA
734 Essex Ave.

2013-0050-A - Administrative Variance - Closing Date: 9/24 (Critical Area & Floodplain)
1907 Cape May Road

2013-0051-A - Administrative Variance - Closing Date: 9/24
12220 Dover Rd.

2013-0052-A
15815 Falls Rd.

2013-0053-SPHA
9401, 9403, 9405, 9407, 9409, 9411 Silver Charm Dr.

2013-0055-A - Administrative Variance - Closing Date: 10/1
2909 Knoll Acres Dr.

2013-0056-A (Critical Area & Floodplain)
6920 River Drive Rd.

2013-0057-A - Administrative Variance - Closing Date: 10/1 (Critical Area & Floodplain)
3 Kingston Cove Rd.

2013-0058-A - Administrative Variance - Closing Date: 10/1
6523 Darnell Rd.

2013-0059-A - Administrative Variance - Closing Date: 10/1
119 Williams Ave.

2013-0060-SPH

Debra Wiley - Re: Fw: 734 Essex Avenue Case No. 2013-0049-SPHA

From: John Beverungen
To: David Billingsley
Date: 11/5/2012 1:18 PM
Subject: Re: Fw: 734 Essex Avenue Case No. 2013-0049-SPHA
CC: Debra Wiley

Mr. Billingsley,

I am in receipt of your e-mail regarding the above matter, and see that the Department of Planning has issued a "no comment" on the case. I hope to have the Order out to you shortly, which will grant the relief.

As far as the powder room issue, I am unable to assist you in that regard. The petition sought (as was proper) zoning relief for the proposed garage, and the powder room is not an aspect of zoning relief.

I have had this issue arise previously, and advise petitioners that they need to seek approval for powder rooms (or more generically, water and sewer connections to proposed accessory structures) from the County's permits and/or public works departments.

John Beverungen

>>> David Billingsley <dwb0209@yahoo.com> 10/26/12 4:57 PM >>>
Judge Beverungen

I am forwarding an email received from Lynn Lanham this afternoon relative to comments from the Office of Planning.

After the hearing, my client mentioned that he would like the opportunity to add a powder room (toilet and sink only) if he decided to do so in the future.

Should your order grant the petitioner's request, he would appreciate wording that would allow the powder room.

Thanks for your consideration in this matter and have a good weekend.

Dave Billingsley
Central Drafting and Design, Inc.
(410) 679-8719 Office
(410) 458-1401 Cell

----- Forwarded Message -----

From: Lynn Lanham <mlanham@baltimorecountymd.gov>
To: David Billingsley <dwb0209@yahoo.com>
Cc: John Beverungen <jbeverungen@baltimorecountymd.gov>
Sent: Friday, October 26, 2012 12:50 PM
Subject: Re: 734 Essex Avenue Case No. 2013-0049-SPHA

Dave,

We had a no comment on that case.
Lynn

Lynn Lanham
Chief, Development Review
mlanham@baltimorecountymd.gov
410-887-3480
410-887-5862 Fax
Baltimore County Department of Planning
105 W. Chesapeake Ave.
Suite 101
Towson, MD 21204

>>> David Billingsley <dwb0209@yahoo.com> 10/26/2012 12:26 PM >>>
Hi Lynn

The hearing for this variance case was this morning and there were no Planning comments in the file.

Can you get something over to the Administrative Law Judge and copy me

Thanks and have a good weekend

Dave Billingsley
Central Drafting and Design, Inc.
(410) 679-8719 Office
(410) 458-1401 Cell

John Beverungen - Re: 734 Essex Avenue Case No. 2013-0049-SPHA

From: Lynn Lanham
To: Billingsley, David
Date: 10/26/12 12:50 PM
Subject: Re: 734 Essex Avenue Case No. 2013-0049-SPHA
CC: Beverungen, John

Dave,
We had a no comment on that case.
Lynn

Lynn Lanham
Chief, Development Review
mlanham@baltimorecountymd.gov
410-887-3480
410-887-5862 Fax
Baltimore County Department of Planning
105 W. Chesapeake Ave.
Suite 101
Towson, MD 21204

>>> David Billingsley <dwb0209@yahoo.com> 10/26/2012 12:26 PM >>>
Hi Lynn

The hearing for this variance case was this morning and there were no Planning comments in the file.
Can you get something over to the Administrative Law Judge and copy me

Thanks and have a good weekend

Dave Billingsley
Central Drafting and Design, Inc.
(410) 679-8719 Office
(410) 458-1401 Cell



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

State Highway
Administration

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-11-12

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

RE: Baltimore County
Item No. 2013-0049-SPHA
Special Hearing Variance
Allen D. & Deborah L. Nickels
734 Essex Avenue.

Dear Ms. Lewis:

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. 2013-0049-SPHA.

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).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

10/26 11am

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 02 2012

OFFICE OF ADMINISTRATIVE HEARINGS



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

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

DATE: October 2, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0049-SPHA
Address 734 Essex Avenue
(Nichols Property)

Zoning Advisory Committee Meeting of September 10, 2012.

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

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 17, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2012
Item Nos. 2013-0043, 0048, 0049, 0050, 0051, 0052, 0053, 0055, 0057, 0058,
0059 and 0060.

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-09242012-NO COMMENTS.doc

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 15 Account Number - 2400002936

Owner Information

Owner Name: NICKELS DEBORAH L
NICKELS ALLEN D
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 734 ESSEX AVE
BALTIMORE MD 21221-4721
Deed Reference: 1) /31264/ 00267
2)

Location & Structure Information

Premises Address
734 ESSEX AVE
0-0000
Legal Description
IMPS .71 AC PART LOT 4 MINOR SUB
NS ESSEX AVE
ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
0090	0021	1401		0000	B	F	2	3	Plat Ref:	0009/0074

Town
NONE
Ad Valorem Tax Class

Special Tax Areas

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2005	2,240 SF	30,918 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	80,200	80,200		
Improvements:	248,900	206,100		
Total:	329,100	286,300	286,300	286,300
Preferential Land:	0			0

Transfer Information

Seller: NICKELS DEBORAH L	Date: 10/07/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31264/ 00267	Deed2:
Seller: BIERMAN ALBERT L	Date: 03/19/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /17699/ 00171	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: Approved 09/23/2009

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

http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=15+2... 10/22/2012

CASE NAME 134 ESSEX AVE
CASE NUMBER 2013-0049 SPHA
DATE 10/26/12

[illegible]

MEMORANDUM

DATE: December 12, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0049-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on December 7, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

10/26 11am

CASE NO. 2013- 0049-SHA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-2</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-11</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10-4-12

SIGN POSTING Date: 10-4-12 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

2013 - 0049 - SPHA

Case No.:

2013

Exhibit Sheet

Petitioner/Developer

Protestant

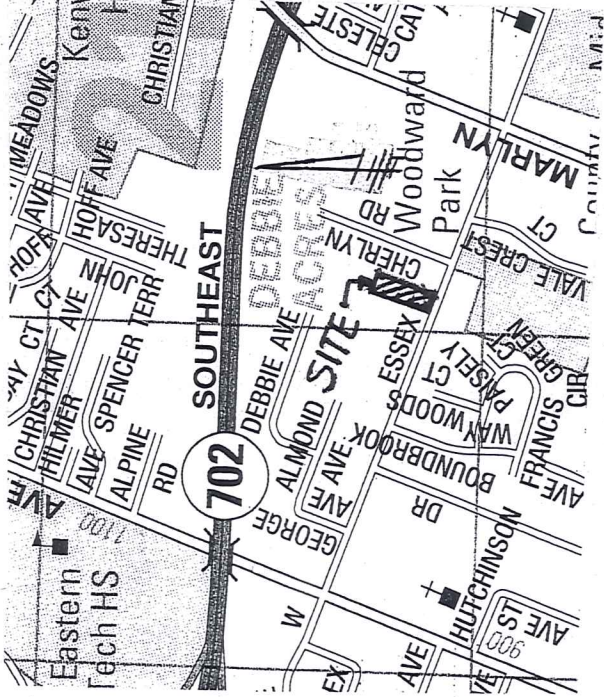
DW 12-12-12
DW 11-7-12

No. 1	Site Plan	
No. 2	SDAT Printout	
No. 3	Deed	
No. 4	Bierman Plat	
No. 5	Aerial Photo	
No. 6	Map w/ Photos	
No. 7	Building Elevation	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

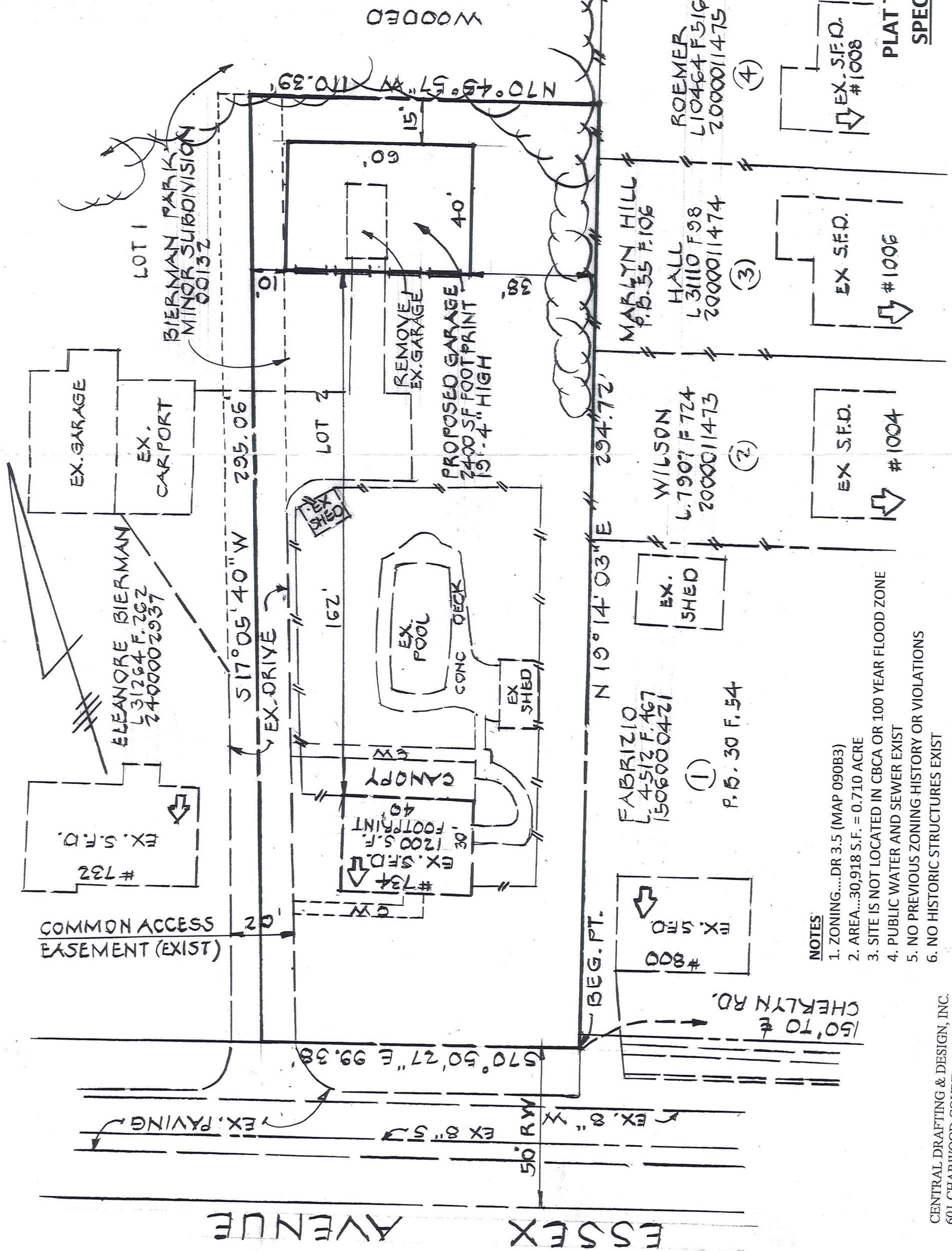
PETITIONER'S EXHIBITS

**734 ESSEX AVENUE
CASE NO. 2013-0049-SPHA**

- 1. PLAT TO ACCOMPANY PETITION DATED AUGUST 23, 2012 (NO CHANGES)**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3. DEED OF RECORD LIBER 31264 FOLIO 267**
- 4. REDUCED COPY OF AMENDED MINOR SUBDIVISION PLAN OF BIERMAN PARK (00132M)
APPROVED NOVEMBER 14, 2008**
- 5. AERIAL PHOTO**
- 6a – 6i. PHOTOS**
- 7. BUILDING ELEVATIONS**



VICINITY MAP
SCALE: 1"=1000'



OWNER
ALLEN D. & DEBORAH L. NICKELS
734 ESSEX AVENUE
BALTIMORE, MD. 21221
DEED REF. L31264 F267
ACCT. NO. 2400002936

PETITIONER'S
EXHIBIT NO. 1

**PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND VARIANCE**

734 ESSEX AVENUE
ELECTION DISTRICT 15C7 BALTIMORE CO., MD.
SCALE: 1 INCH = 30 FEET AUGUST 23, 2012

- NOTES**
1. ZONING...DR 3.5 (MAP 090B3)
 2. AREA...30,918 S.F. = 0.710 ACRE
 3. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD ZONE
 4. PUBLIC WATER AND SEWER EXIST
 5. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
 6. NO HISTORIC STRUCTURES EXIST

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

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

Account Identifier:

District - 15 Account Number - 2400002936

Owner Information

Owner Name:	NICKELS DEBORAH L NICKELS ALLEN D	Use:	RESIDENTIAL
Mailing Address:	734 ESSEX AVE BALTIMORE MD 21221-4721	Principal Residence:	YES
		Deed Reference:	1) /31264/ 00267 2)

Location & Structure Information**Premises Address**

734 ESSEX AVE
0-0000

Legal Description

IMPS .71 AC PART LOT 4 MINOR SUB
NS ESSEX AVE
ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
0090	0021	1401		0000	B	F	2	3	Plat Ref:	0009/ 0074

Town NONE
Ad Valorem
Tax Class

Special Tax Areas**Primary Structure Built**

2005

Enclosed Area

2,240 SF

Property Land Area

30,918 SF

County Use

04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
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Improvements:	248,900	206,100		
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Seller:	BIERMAN ALBERT L	Date:	03/19/2003	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/17699/ 00171	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:
NONE

Homestead Application Information

Homestead Application Status: Approved 09/23/2009

PETITIONER'S
EXHIBIT NO. 2

(2)

DEED

THIS DEED is made this 15th day of December, 2009, by and among ELEANORE J. BIERMAN, DEBORAH L. NICKELS and ALLEN D. NICKELS, each of whom are individual residents of Baltimore County, Maryland, as Grantors, and DEBORAH L. NICKELS and ALLEN D. NICKELS, as Grantees.

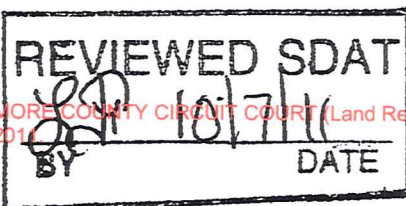
WITNESSETH, that for no consideration (\$0.00), Grantors grant and convey unto DEBORAH L. NICKELS and ALLEN D. NICKELS, as tenants by the entireties, the survivor's heirs, personal representatives and assigns, all that lot of ground situate, lying and being in Baltimore County, State of Maryland, and described more particularly on the attached property description and minor subdivision plat entitled "Lot 2, Bierman Park".

BEING a portion of that lot of ground which by Deed dated November 17, 2003, and recorded among the Land Records of Baltimore County in Liber No. 19259, folio 089, was granted and conveyed by Albert L. Bierman, Jr. unto Albert L. Bierman, Jr. and ELEANORE J. Bierman, as husband and wife, as tenants by the entireties. The said Albert L. Bierman, Jr. having departed this life, thereby vesting title solely in the name of ELEANORE J. Bierman; and

BEING all of that lot of ground which by Deed dated February 12, 2003, and recorded among the Land Records of Baltimore County in Liber No. 17699, folio 171, was granted and conveyed by Albert L. Bierman, Jr. unto Deborah L. Nickels and Allen D. Nickels, as tenants by the entireties.

TOGETHER with the buildings and improvements thereupon, and all rights, alleys, ways, waters, privileges, appurtenances and advantages belonging thereto or pertaining to in any way.

PETITIONER'S
EXHIBIT NO. 3



TITLE NOT SEARCHED
NO CONSIDERATION

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-31119] Book JLE 31264, p. 0267. Printed 10/20/2012. Online 10/13/2011

Harbor City Research, Inc. (2)
201 N. Charles St., Suite 900
Baltimore, MD 21201
0273510 #6020

TO HAVE AND TO HOLD the described lot of ground and premises hereby conveyed unto the Grantees, as tenants by the entirety, the survivor's heirs, personal representatives and assigns, in fee simple forever; subject, however, to the covenants and agreements contained in the prior deed to the Grantors.

WITNESS the hand and seal of the Grantors.

WITNESS:

Debra Stevens

Eleanore J. Bierman (SEAL)
ELEANORE J. BIERMAN

Debra Stevens

Deborah L. Nickels (SEAL)
DEBORAH L. NICKELS

Debra Stevens

Allen D. Nickels (SEAL)
ALLEN D. NICKELS

STATE OF MARYLAND)
) to wit:
County OF Baltimore)

I HEREBY CERTIFY that on this 15th day of December, 2009, before me, the subscriber, a Notary Public in and for the State aforesaid, personally appeared ELEANORE J. Bierman known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

My Commission Expires: 8-1-2011

Debra E. Stevens
 Notary Public

STATE OF MARYLAND)
) to wit:
County OF Baltimore)

I HEREBY CERTIFY that on this 15th day of December, 2009, before me, the subscriber, a Notary Public in and for the State aforesaid, personally appeared Deborah L. Nickels known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

My Commission Expires: 8-1-2011

Debra E. Stevens
 Notary Public

STATE OF MARYLAND)
)
County Baltimore OF Baltimore) to wit:

I HEREBY CERTIFY that on this 15th day of December, 2009, before me, the subscriber, a Notary Public in and for the State aforesaid, personally appeared Allen D. Nickels known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

My Commission Expires: 8-1-2011

Debra E. Stevens
Notary Public

I HEREBY CERTIFY that this Deed was prepared under the supervision of an attorney admitted to practice before the Court of Appeals in Maryland.

Matthew A. Mace

Please return to:

OBER, KALER, GRIMES & SHRIVER
Matthew A. Mace, Esq.
120 East Baltimore Street
8th Floor
Baltimore, Maryland 21202-1643

LOT 2, "BIERMAN PARK"

BEING an amended lot created by an amended minor subdivision, # 00132M, entitled "Bierman Park" hereinafter described running in through, over and across the lands of Albert L Bierman, Jr. which was acquired from The Taylor Land Company by deed dated September 23, 1950 and recorded in the Land Records of Baltimore County in Liber 1894 at Folio 122.

BEGINNING for the same at a point on the northernmost right-of-way line of Essex Ave, being 50' feet wide, said point also being on, and 10.00 feet from the beginning of, the Second or North 25° 27' East 735.00 feet line of said deed from Taylor Land Company to Albert and Anna Bierman, said line also being part of the tract boundary for "Bierman Park" a minor subdivision; thence running with and binding on said line and tract boundary, as now surveyed

- 1) North 19° 14' 03" East 294.72 feet to a point, said point being on the lot line between Lot 1 and Lot 2 of said Bierman Park; thence running with said lines of division between Lot 1 and Lot 2 the following two courses
- 2) North 70° 45' 57" West 110.39 feet to a point, thence
- 3) South 17° 05' 40" West 295.06 feet to a point on the northernmost right-of-way line of Essex Ave, being 50' feet wide; thence running with said right-of-way line
- 4) South 70° 50' 27" East 99.38 feet to the point of beginning

CONTAINING 30,918 square feet or 0.710 acres of land, more or less.

SEE Amendment to a minor subdivision plat of Bierman Park on file with Baltimore County Department of Permits and Development Management, File No. 00132M, approved in November of 2001.

SEE also RW 02-038 for a 10' widen strip along Essex Ave and a 20' private access easement intended to be recorded among the Land records of Baltimore County by Baltimore County Bureau of Land Acquisition.

E:\Bierman\Lot2DscRev 1-14-09.doc



Printed: 08/14/2012. Onl

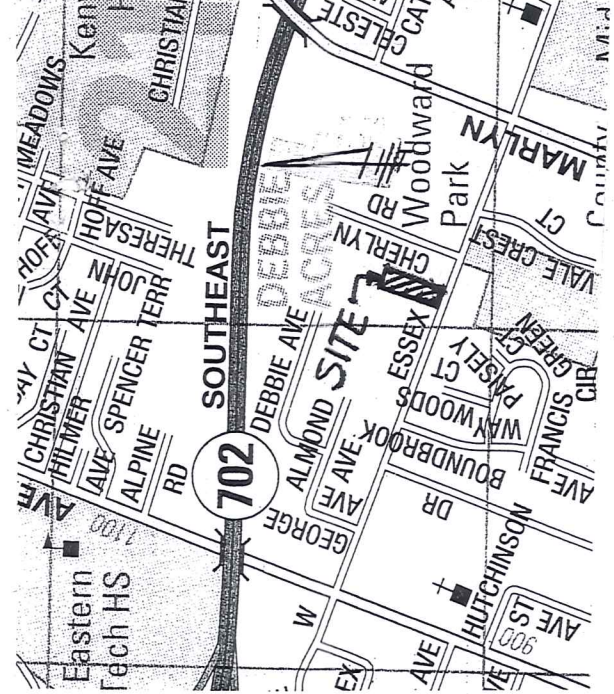
- ASA CE 00-3-191BpkuJE \$264,00263

Assigned To: [redacted]	Project No: [redacted]
Working On: [redacted]	Working On: [redacted]

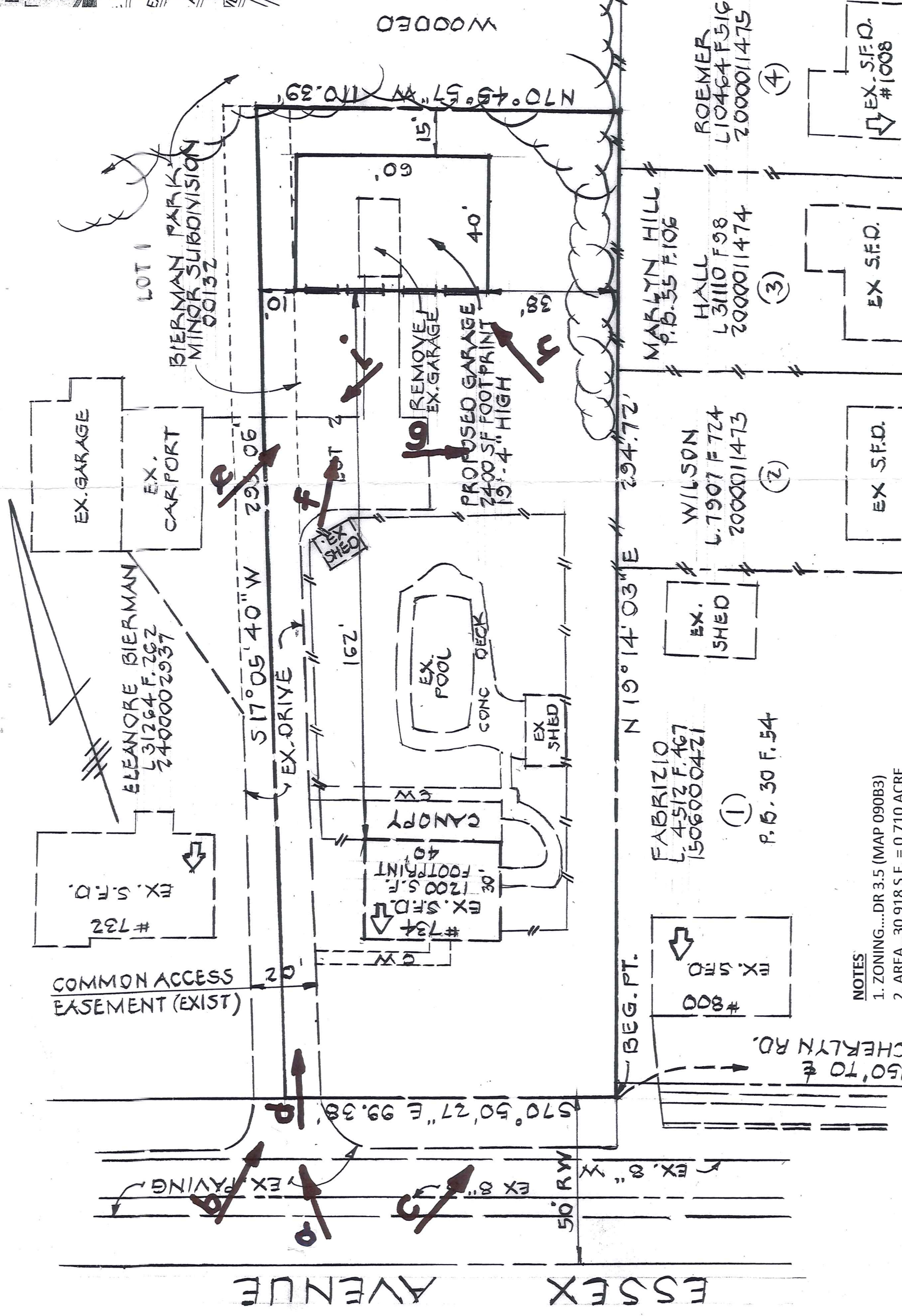


**AERIAL PHOTO
734 ESSEX AVENUE**

PETITIONER'S
EXHIBIT NO. **5**



VICINITY MAP
SCALE: 1"=1000'



NOTES

1. ZONING... DR 3.5 (MAP 090B3)
2. AREA... 30,918 S.F. = 0.710 ACRE
3. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD ZONE
4. PUBLIC WATER AND SEWER EXIST
5. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
6. NO HISTORIC STRUCTURES EXIST

OWNER
ALLEN D. & DEBORAH L. NICKELS
734 ESSEX AVENUE
BALTIMORE, MD. 21221
DEED REF. L31264 F267
ACCT. NO. 2400002936

PHOTOS

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND VARIANCE

734 ESSEX AVENUE

ELECTION DISTRICT 15C7 BALTIMORE CO., MD.
SCALE: 1 INCH = 30 FEET AUGUST 23, 2012

PETITIONER'S
EXHIBIT NO. 6a-1

a



c



b



d





2



6



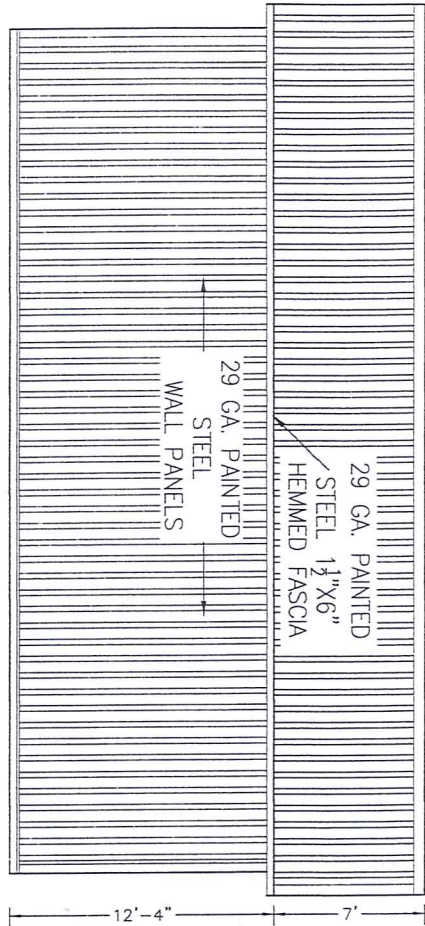
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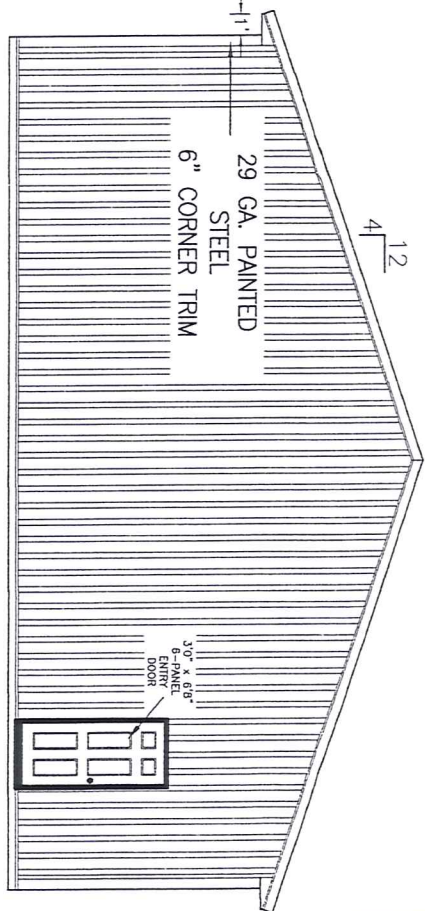
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2.

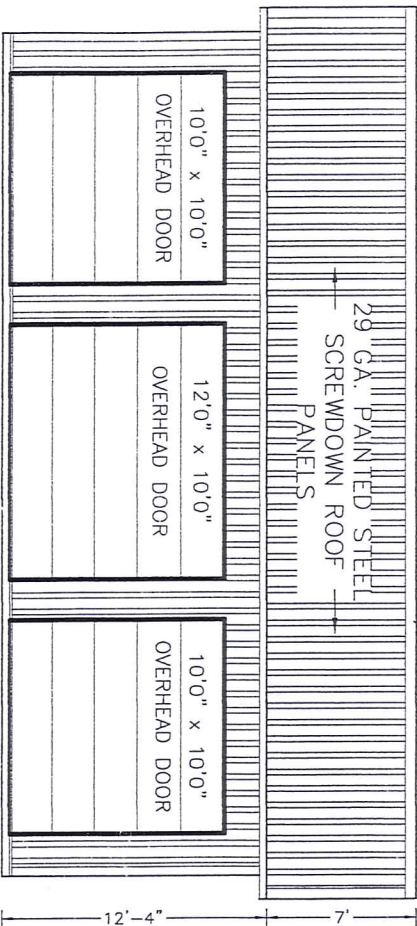




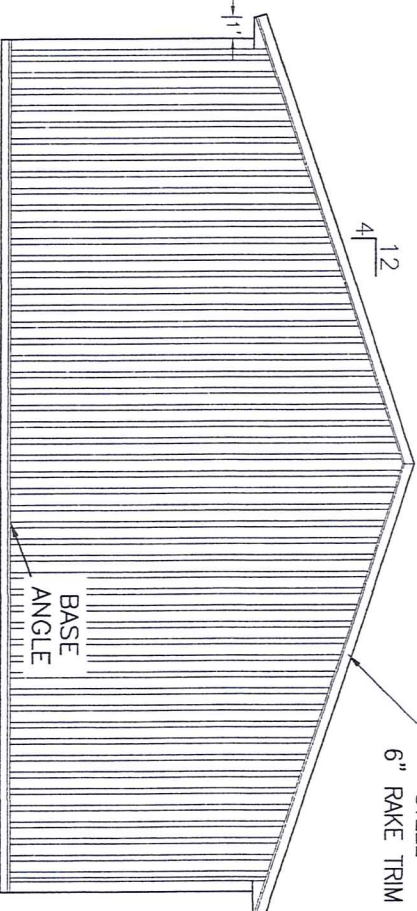
BACK SIDEWALL
SCALE: 1/8" = 1'0"



LEFT ENDWALL
SCALE: 1/8" = 1'0"



FRONT SIDEWALL
SCALE: 1/8" = 1'0"



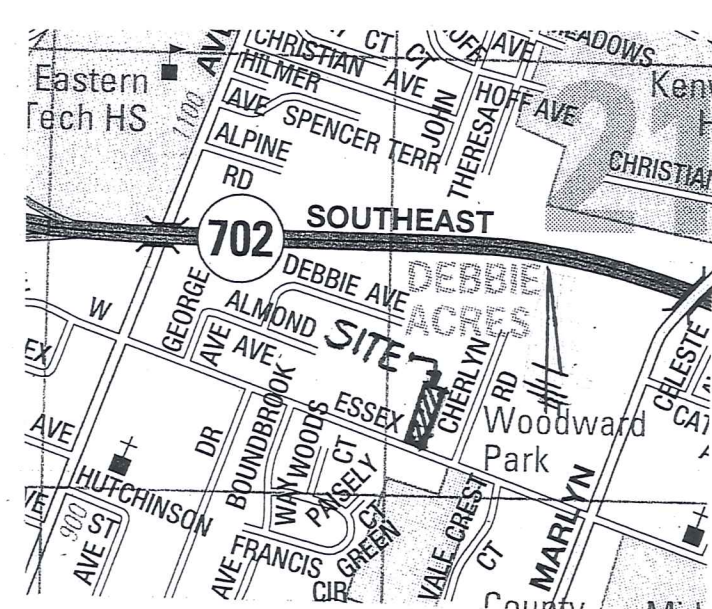
RIGHT ENDWALL
SCALE: 1/8" = 1'0"

GARY WELCH
BALTIMORE COUNTY MD

PETITIONER'S
EXHIBIT NO. **7**

**BUILDING
ELEVATIONS**

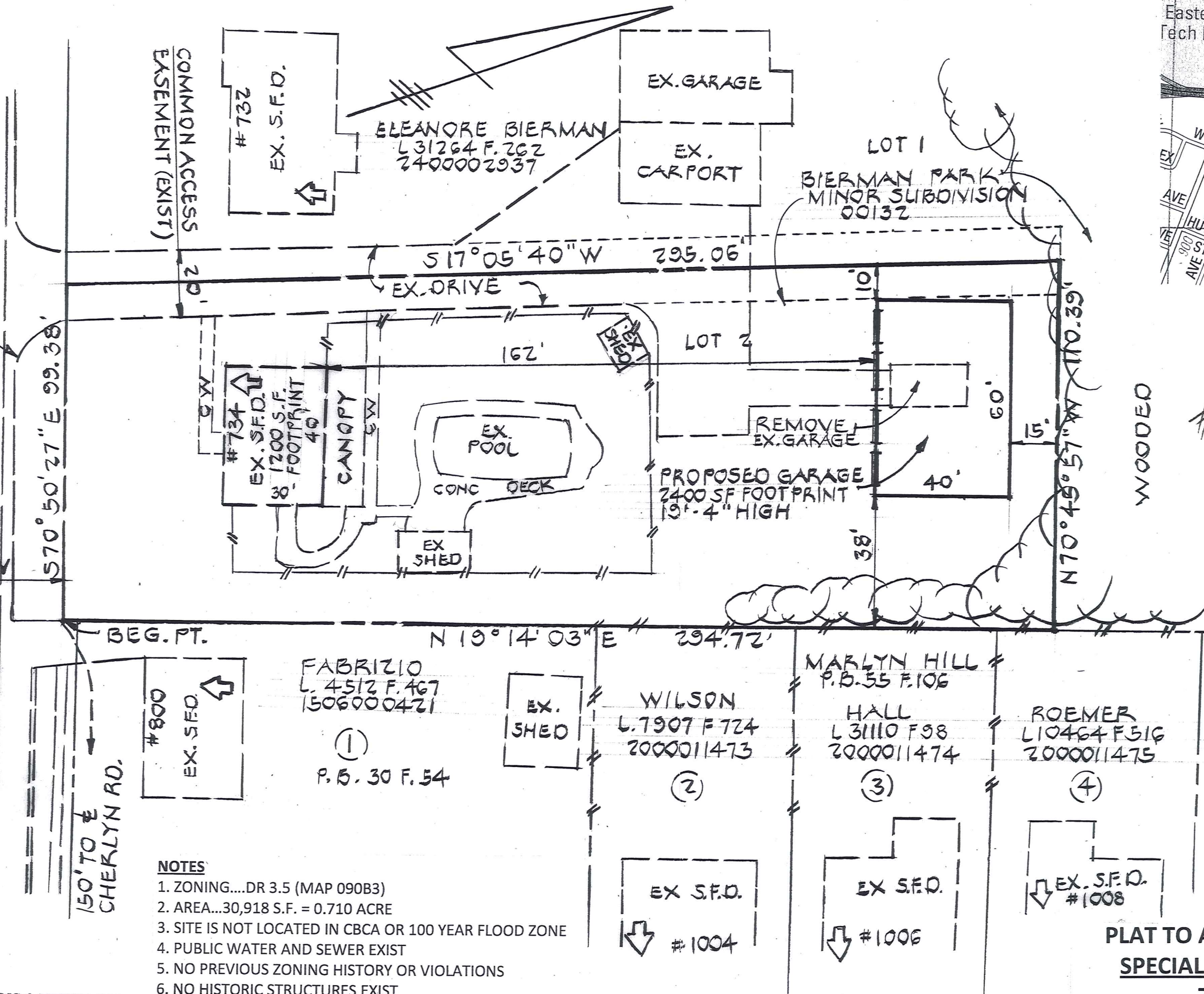
ESSEX AVENUE



VICINITY MAP
SCALE: 1"=1000'

#2013-0049-SPHA

RD



OWNER
ALLEN D. & DEBORAH L. NICKELS
734 ESSEX AVENUE
BALTIMORE, MD. 21221
DEED REF. L31264 F267
ACCT. NO. 2400002936

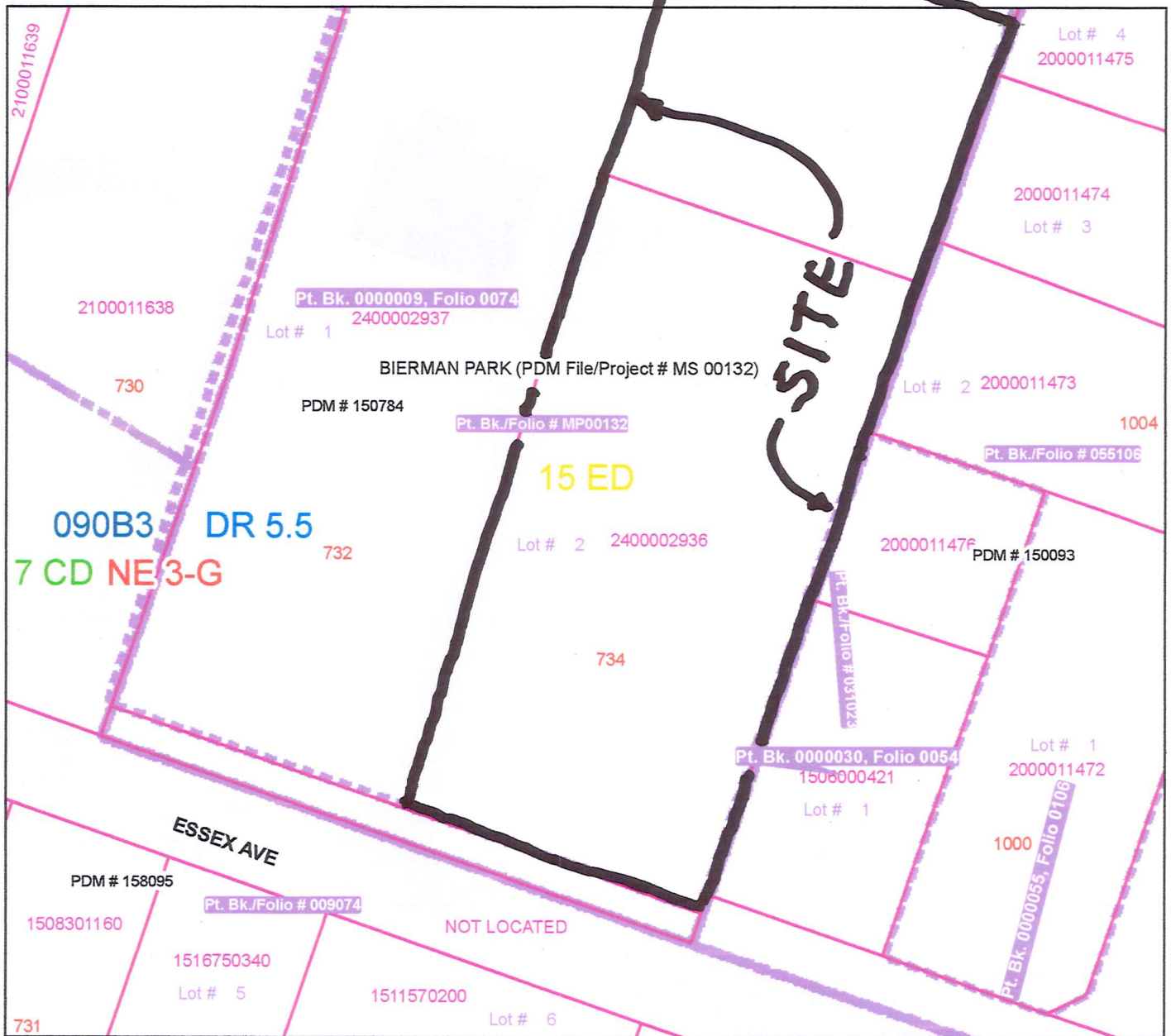
**PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND VARIANCE**

734 ESSEX AVENUE

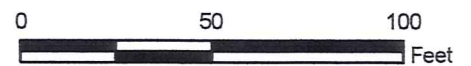
ELECTION DISTRICT 15C7 BALTIMORE CO., MD.

SCALE: 1 INCH = 30 FEET AUGUST 23, 2012

734 Essex Avenue



Publication Date: August 29, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet

Item #0049

ESSEX AVENUE

COMMON ACCESS
EASEMENT (EXIST)

#732

EX. S.F.D.

ELEANORE BIERMAN
L 31264 F. 262
2400002937

EX. GARAGE

EX. CARPORT

LOT 1

BIERMAN PARK
MINOR SUBDIVISION
00132

517°05'40"W 295.06'

EX. DRIVE

LOT 2

162'

#734
EX. S.F.D.
1200 S.F.
FOOTPRINT

CANOPY

EX. POOL

CONC DECK

EX. SHED

REMOVE
EX. GARAGE

PROPOSED GARAGE
2400 SF FOOTPRINT
19'-4" HIGH

40'

WOODED

N70°49'57"W 110.39'

BEG. PT.

N 19°14'03"E 294.72'

FABRIZIO
L 4512 F. 467
1506000421

(1)

P.B. 30 F. 54

EX. SHED

WILSON
L 7907 F 724
2000011473

(2)

MARLYN HILL
P.B. 35 F. 106

HALL
L 31110 F 98
2000011474

(3)

ROEMER
L 10464 F 316
2000011475

(4)

EX S.F.D.

#1004

EX S.F.D.

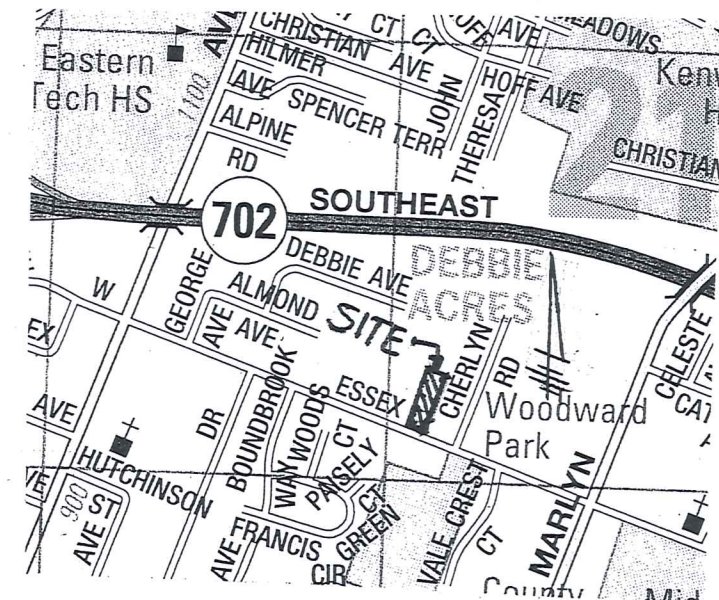
#1006

EX S.F.D.

#1008

NOTES

1. ZONING....DR 3.5 (MAP 090B3)
2. AREA...30,918 S.F. = 0.710 ACRE
3. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD ZONE
4. PUBLIC WATER AND SEWER EXIST
5. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
6. NO HISTORIC STRUCTURES EXIST



VICINITY MAP
SCALE: 1"=1000'

#2013-0049-SPHA

BD

OWNER

ALLEN D. & DEBORAH L. NICKELS
734 ESSEX AVENUE
BALTIMORE, MD. 21221
DEED REF. L31264 F267
ACCT. NO. 2400002936

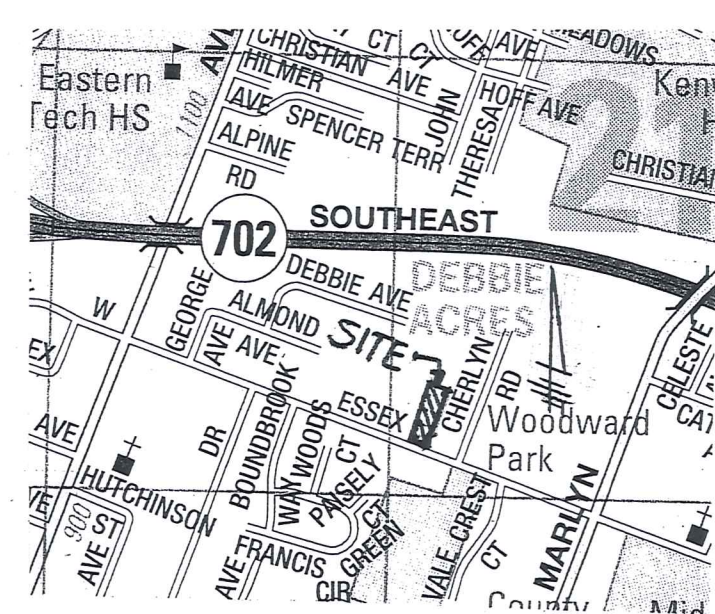
PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND VARIANCE

734 ESSEX AVENUE

ELECTION DISTRICT 15C7 BALTIMORE CO., MD.

SCALE: 1 INCH = 30 FEET AUGUST 23, 2012

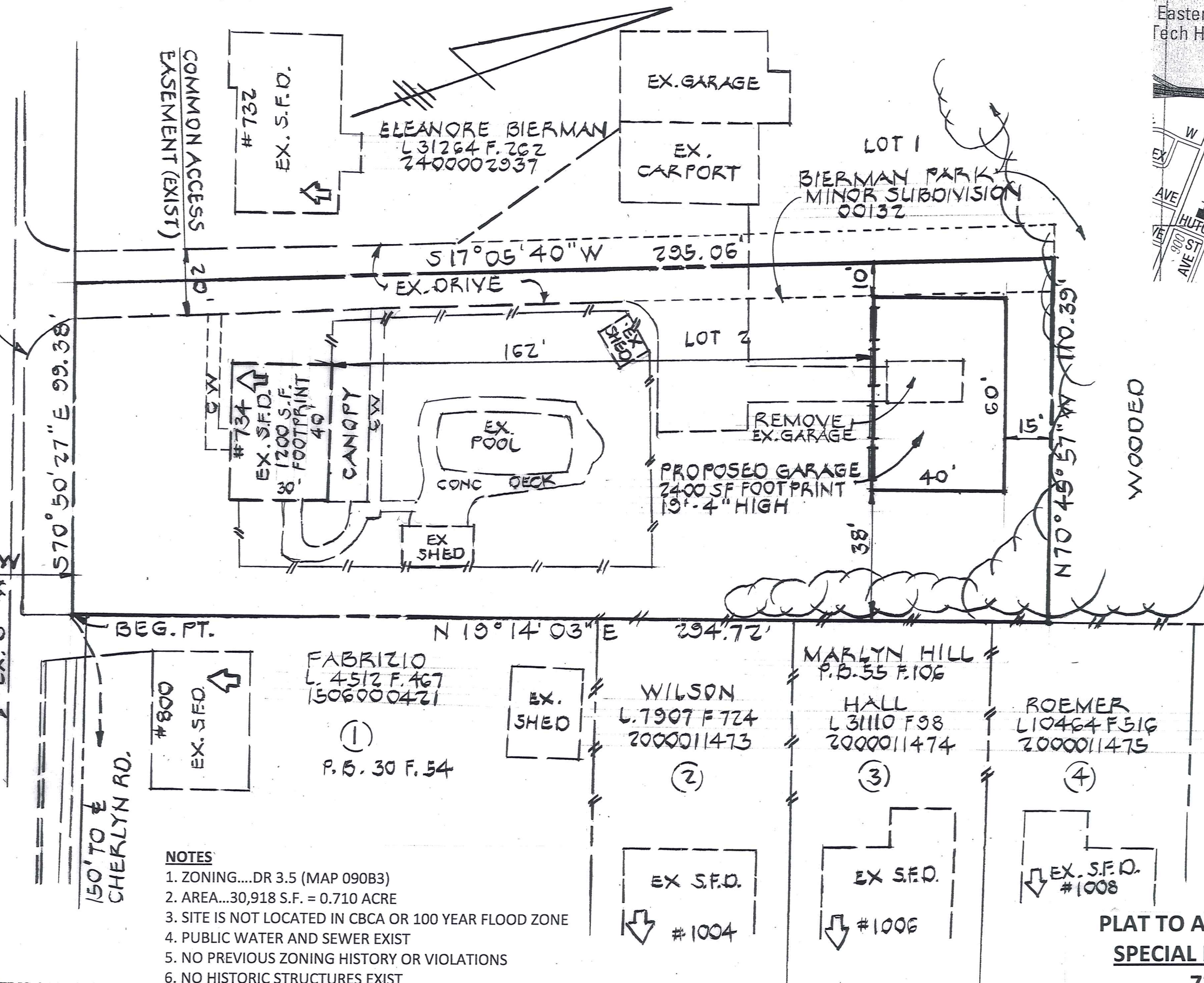
ESSEX AVENUE



VICINITY MAP
SCALE: 1"=1000'

#2013-0049-SPHA

RJ



NOTES

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**PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND VARIANCE**

734 ESSEX AVENUE

ELECTION DISTRICT 15C7 BALTIMORE CO., MD.

SCALE: 1 INCH = 30 FEET AUGUST 23, 2012