



KEVIN KAMENETZ
County Executive

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

December 20, 2012

Donald and Louann Wenger
12532 Eastern Avenue
Baltimore, Maryland 21220

RE: Petition for Variance
Case No.: 2013-0098-A
Property: 12532 Eastern Avenue

Dear Mr. and Mrs. Wenger:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Sid Gorman, 825 Coldspring Lane, Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
12532 Eastern Avenue, NW/S Eastern Avenue, *
427' SW of c/line intersection of Ebenezer Rd * OF ADMINISTRATIVE
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Donald Wenger * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2013-098-A

* * * * *

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of November, 2012, a copy of the foregoing Entry of Appearance was mailed to Sid Gorman, 826 Coldspring Road, Baltimore, MD 21220, Representative for Petitioner(s).

RECEIVED

NOV 07 2012

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

IN RE: PETITION FOR VARIANCE
(12532 Eastern Avenue)
15th Election District
6th Councilman District
Donald Wenger
Petitioner

*
*
*
*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0098-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by the legal owner of the subject property, Donald Wenger. The Petitioner is requesting Variance relief from Section 409.6.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow 6 parking spaces in lieu of the required 13 spaces. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was Donald and Louann Wenger and Sid Gorman. 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 or other interested persons in attendance, and the file does not contain any letters of protest or opposition.

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

ORDER RECEIVED FOR FILING

Date 12/20/12
By SN

Testimony and evidence revealed that the subject property is 13,939 square feet (0.32 acres) and is zoned BL. The Petitioner's family has since 1988 operated a lawnmower sales and service facility at the site, as shown on the photographs admitted as Exhibit 2. The grounds are well-kept and the Petitioner indicated his business is growing. As such, the Petitioner proposes to raze a metal garage at the rear of the site, and replace it with a larger prefabricated "pole barn" structure which is used to store customers' equipment waiting to be serviced. Zoning relief is not required for the garage itself, but variance relief is required under the parking regulations.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The Petitioner is confronted with existing site conditions (including the placement and configuration of buildings on the site) which render the property unique.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty and/or hardship, since he would be unable to upgrade his storage facility to meet customer demand. 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 lack of opposition from the community and the lack of negative comments from Baltimore County reviewing agencies. In addition, the Petitioner has been in business at the location for over 20 years, and has never had a shortage of parking for customers.

ORDER RECEIVED FOR FILING

Date 12/20/12

By Sn

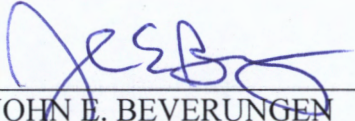
Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 20th day of December, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 409.6.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow 6 parking spaces in lieu of the required 13 spaces, be and is hereby GRANTED.

The relief granted herein shall be conditioned upon and subject to the following:

1. The Petitioner may apply for any required permits and may be granted same upon receipt of this Order; however the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioner will 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.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 12/20/12

By slh



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 12532 EASTERN AVE which is presently zoned BL
Deed References: 29296/267 10 Digit Tax Account # 1900006576
Property Owner(s) Printed Name(s) DONALD WENGER

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s) BCZR: 409.6.A.

TO ALLOW 6 PARKING SPACES IN LIEU OF THE REQUIRED 13 SPACES.

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)

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:

Don
Name- Type or Print

Signature

Mailing Address

Zip Code

Attorney for Petitioner

Name- Type or Print

Signature

Mailing Address

Zip Code

CASE NUMBER 2013-0098-A

Legal Owners (Petitioners):

DONALD WENGER
Name #1 - Type or Print

Donald V. Wenger
Signature #1

12532 EASTERN AVE CHASE MD
Mailing Address

21027 1301 748 2634.1
Zip Code

Representative to be contacted:

SID GOARMAN
Name - Type or Print

Sid Goorman
Signature

825 COLD SPRING RD MD
Mailing Address

21220 1301-748-2634 SIDGOARMAN@COMCAST.NET
Zip Code

Do Not Schedule Dates: _____ Reviewer JS

ZONING PROPERTY DESCRIPTION FOR 12532 EASTERN AVENUE

Beginning at a point on the centerline of Eastern Avenue which is 24' wide at a distance of 427' Southwest of the centerline of Ebenezer Road which is 30' wide, thence the following courses and distances: 1) N 47 38' 00" W 210.50', 2) S 46 09' 00" W 25.00', 3) S 52 00' 00" W 38.00', 4) S 45 13' 30" E 207.60', 5) N 51 00' 00" E 17.00', 6) N 51 00' 00" E 30.00', 7) N 51 39' 40" E 24.99' back to the point of beginning as recorded in Deed Liber S.M. 29296, folio 267, containing 0.32 Acres. Located in the 15th Election District and 6th Council District.



2013-0098-A

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

No. **90116**

Date: **10/24/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 10/25/2012 10/24/2012 15:30:34 2
 RES: MGS5 MALIN BOG DND
 RECEIPT N 642113 10/24/2012 OFLH
 Det 5 520 TOWING VERIFICATION
 CR NO. 090116
 Recpt Tot \$385.00
 \$385.00 CR 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 355.00

Total: **\$ 385.00**

Rec From: **WINGER**

For: **2013-0098-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0098-A

RE: Case No.: _____

Petitioner/Developer: _____

Donald & Luanne Wenger

December 17, 2012

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

12532 Eastern Ave

November 27, 2012

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

Sincerely,



 **November 27, 2012**

(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)



KEVIN KAMENETZ
County Executive

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

November 9, 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: 2013-0098-A

12532 Eastern Avenue

NW/s of Eastern Avenue, 427 feet SW of centerline of intersection with Ebenezer Road
15th Election District – 6th Councilmanic District

Legal Owners: Donald & Luanne Wenger

Variance to allow 6 parking spaces in lieu of the required 13 spaces.

Hearing: Monday, December 17, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the hearing information.

Arnold Jablon
Director

AJ:kl

C: Donald & Luanne Wenger, Chase Lawnmower, P.O. Box O, Chase 21027
Sid Gorman, 825 Coldspring Road, Baltimore 21220

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 27, 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
Tuesday, November 27, 2012 Issue - Jeffersonian

Please forward billing to:

Don Wenger
Chase Lawnmower
P.O. Box O
Chase, MD 21027

301-748-2634

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12532 Eastern Avenue

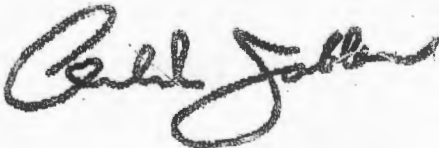
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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12532 Eastern Avenue

NW/s of Eastern Avenue, 427 feet SW of centerline of intersection with Ebenezer Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Donald & Luanne Wenger

Variance: to allow 6 parking spaces in lieu of the required 13 spaces.

Hearing: Monday, December 17, 2012 at 10:00 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.
JT 11/743 November 27 889729



501 N. Calvert Street, Baltimore, MD 21278

November 29, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on November 27, 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

December 12, 2012

Donald Wagner
12532 Eastern Avenue
Chase MD 21027

RE: Case Number: 2013-0098 A, Address: 12532 Eastern Avenue

Dear Mr. Wagner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 24, 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
Sid Gorman, 825 Coldspring Road, Baltimore MD 231220

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-1-12

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

RE: Baltimore County
Item No. 2013-0098-A
Variance
Donald Wenger
12532 Easton Avenue
MD150

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 10-31-12. A field inspection and internal review reveals that an entrance onto MD150 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for _____, Case Number 2013-0098-A.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE : November 01, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For November 12, 2012
Item Nos. 2013-0094, 0095 ,0097, 0098,0099,and 0101

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

DAK. CEN
cc: File

2013-0098-A

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 - 15 Account Number - 1900006576

Owner Information

Owner Name:	WENGER DONALD V	Use:	COMMERCIAL
Mailing Address:	12532 EASTERN AVE CHASE MD 21027-0240	Principal Residence:	NO
		Deed Reference:	1) /32262/ 00258 2)

Location & Structure Information

Premises Address	Legal Description
12532 EASTERN AVE 0-0000	0.32 AC NWS EASTERN 12532 EASTERN AVE 370 SW GRACES QTRS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0083	0018	0647		0000				3	
									Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
	2214	13,939 SF	06

Stories	Basement	Type	Exterior
		SERVICE GARAGE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of 01/01/2012	As Of 07/01/2012	As Of 07/01/2013
Land	139,600	139,600		
Improvements:	54,300	53,600		
Total:	193,900	193,200	193,200	193,200
Preferential Land:	0			0

Transfer Information

Seller:	WENGER DONALD D	Date:	10/26/2010	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/32262/ 00258	Deed2:	
Seller:	WENGER BETTY M	Date:	11/10/2009	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/29296/ 00267	Deed2:	
Seller:	WENGER DONALD D	Date:	04/26/2007	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/25548/ 00157	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:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	No Application
--------------------------------------	----------------



DEPARTMENT OF ASSESSMENTS & TAXATION

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reach out to homebuyers

This advertisement does not constitute or imply an endorsement, recommendation or favoring by the Department of Assessments and Taxation or the State of Maryland. Click here for full disclaimer statement

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

Go Back
View Map
New Search

There are no records that match your criteria.

825 Cold Spring Rd

Contact Us | Site Map | Email SDAT | Privacy Notice |
Department of Assessments & Taxation 301 W. Preston St, Baltimore, MD 21201-2395
410-767-1184 | Outside the Baltimore Metro Area 888-246-5941 | Maryland Relay 800-735-2258

Internet

100%

start

Novell ...

WIYY ...

Triton ...

Varian...

Maryla...

SDAT: ...

2:35 PM

M E M O R A N D U M

DATE: January 23, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0098-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 22, 2013. 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

12532 EASTERN AVE
CASE NAME 2013-0098-A
CASE NUMBER 2013-0098-A
DATE 12/17/12

[illegible]

CASE NO. 2013- 0098A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

11/1/12

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NO Comment

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

11/1/12

PLANNING
(if not received, date e-mail sent _____)

11/1/12

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

11/27/12

SIGN POSTING

Date:

11/27/12

by Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Case No.:

2013-0098-A

Exhibit Sheet

Petitioner/Developer

Protestant

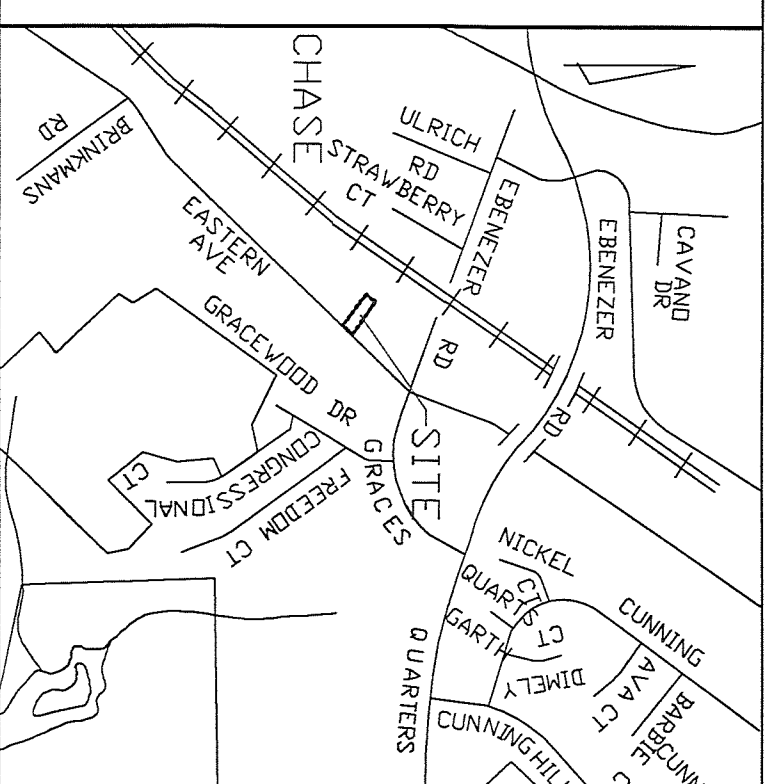
19W 1-23-13

No. 1	Site Plan	
No. 2	(4) Color Photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT BOOK #: _____ FOLIO #: _____
 10 DIGIT TAX #: 19-00-006576 DEED REF. #: 29296/267

DESCRIPTION	ZONING
	BL
FROM CENTERLINE OF STREET	40'
FROM FRONT PROPERTY LINE	10'
FROM SIDE PROPERTY LINE	0'
FROM SIDE PROPERTY LINE (IF ADJ. IS RESIDENTIAL)	10'
FROM REAR PROPERTY LINE	20'

~ 3.3 SPACES REQUIRED
PER 1000 GROSS AREA.



VICINITY MAP

SCALE: 1" = 1000'

2013-0698-A

ZONING MAP # 0003
SITE ZONED BL
ELECTION DISTRICT 15TH
COUNCIL DISTRICT 6
CENSUS TRACT 451801
WATERSHED GUNPOWDER
LOT AREA ACREAGE 0.322
OR SQUARE FEET 13,434
HISTORIC - NO
IN CBCA - NO
IN FLOOD PLAIN - NO
GIS MAP # 003C2
UTILITIES MARK WITH X
WATER IS: _____
PUBLIC X PRIVATE _____
SEWER IS: _____
PUBLIC X PRIVATE _____

TAX MAP 83 BLOCK 18 PARCEL 647

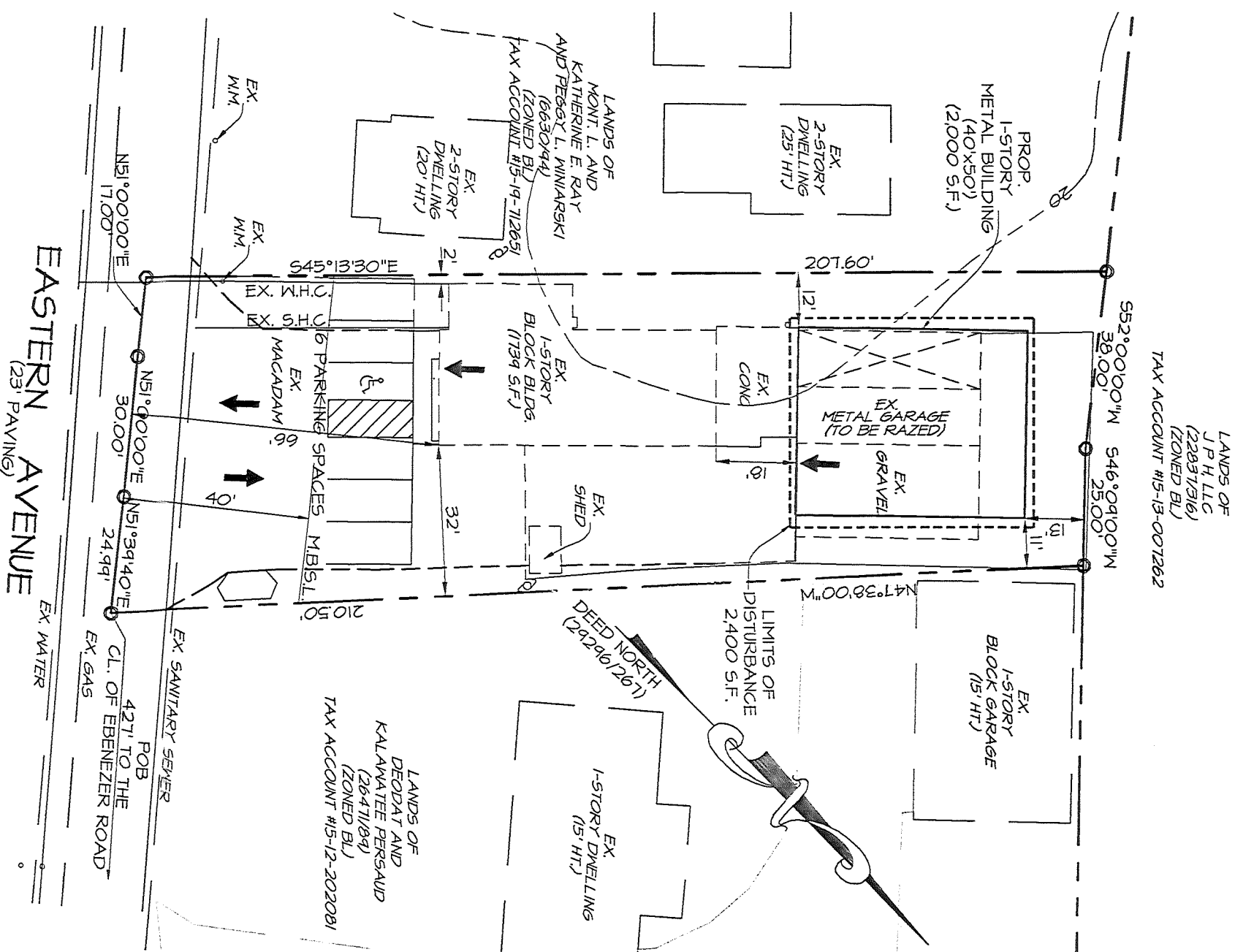
PROPERTY USE: LAWNMOWER REPAIR SERVICE
PROPOSED USE: LAWNMOWER REPAIR SERVICE

THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, CRITICAL AREAS, STREAMS OR OTHER BODIES OF WATER, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE, ARCHEOLOGICAL OR HISTORIC SITES ON THIS PROPERTY. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE COUNTY'S BASIC SERVICES MAPS.

PRIOR HEARING - NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

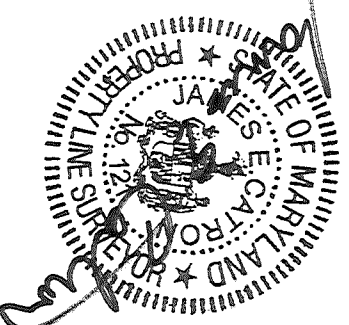
7



PLAN DRAWN BY: W. STIFLER (WILSON DEEGAN AND ASSOCIATES)

DATE: 10/23/2012

SCALE: 1 INCH = 30 FEET



SURVEYORS SEAL

EXPIRES 3/30/14

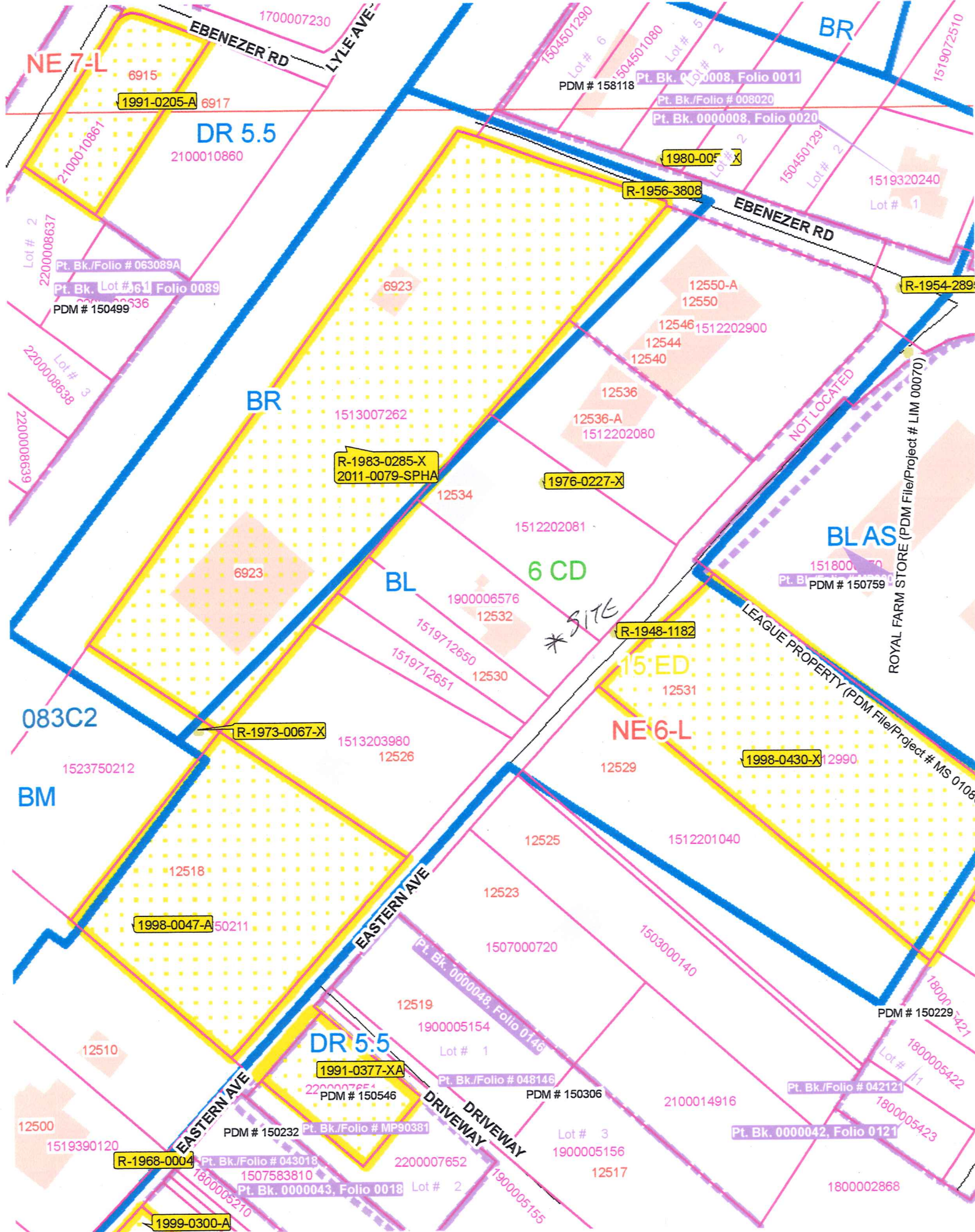
#2











2013-0098-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS: 12532 EASTERN AVE OWNER NAME: DONALD V. WENGER
SUBDIVISION NAME: N/A LOT #: BLOCK #: SECTION #: N/A
PLAT BOOK #: FOLIO #: 10 DIGIT TAX #: 19-00-006576 DEED REF. #: 29296/267

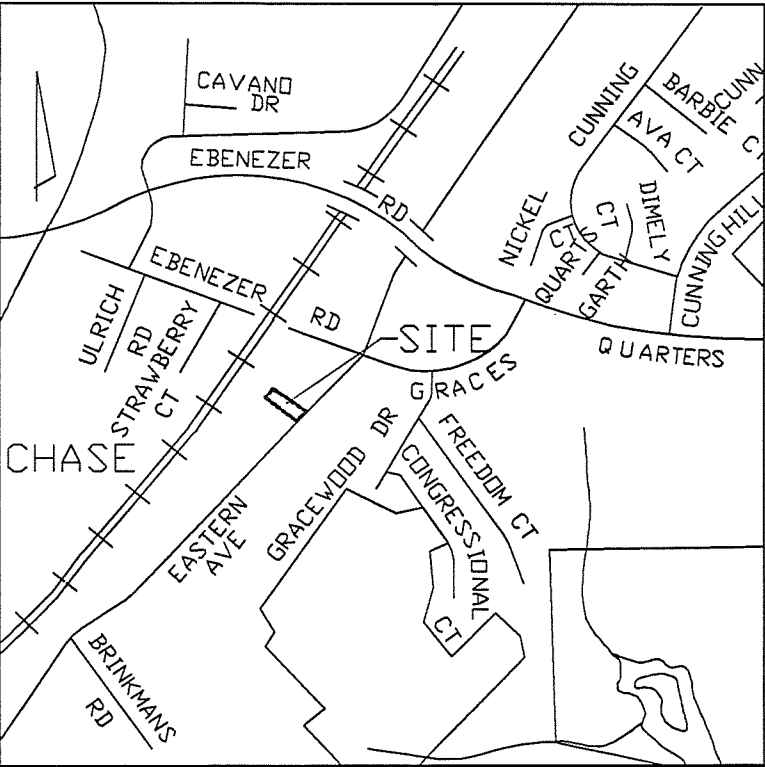
BUILDING SETBACKS &
HEIGHT RESTRICTIONS

DESCRIPTION	ZONING
	BL
FROM CENTERLINE OF STREET	40'
FROM FRONT PROPERTY LINE	10'
FROM SIDE PROPERTY LINE	0'
FROM SIDE PROPERTY LINE (IF ADJ. IS RESIDENTIAL)	10'
FROM REAR PROPERTY LINE	20'

FLOOR AREA RATIO PROPOSED: 0.27 or 3,739 S.F.

PARKING SPACES REQUIRED: 13
PARKING SPACES PROVIDED: 6
INCLUDED 1 HANDICAP

- 3.3 SPACES REQUIRED
PER 1000 $\pm$ GROSS AREA



VICINITY MAP
SCALE: 1" = 1000'

2013-0098-A

ZONING MAP # 0083
SITE ZONED BL
ELECTION DISTRICT 15TH
COUNCIL DISTRICT 6
CENSUS TRACT 451801
WATERSHED GUNPOWDER
LOT AREA ACREAGE 0.32
OR SQUARE FEET 13,939
HISTORIC - NO
IN CBGA - NO
IN FLOOD PLAIN - NO
GIS MAP # 083G2

UTILITIES MARK WITH X

WATER IS:
PUBLIC X PRIVATE

SEWER IS:
PUBLIC X PRIVATE

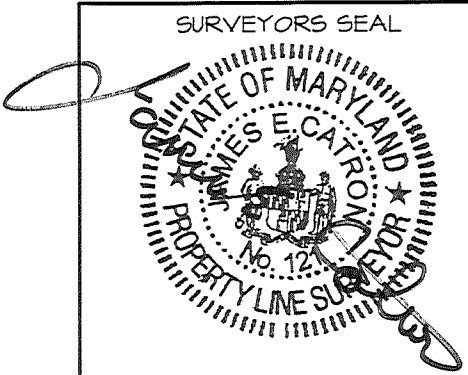
TAX MAP 83 BLOCK 18 PARCEL 647

PROPERTY USE: LAWNMOWER REPAIR SERVICE
PROPOSED USE: LAWNMOWER REPAIR SERVICE

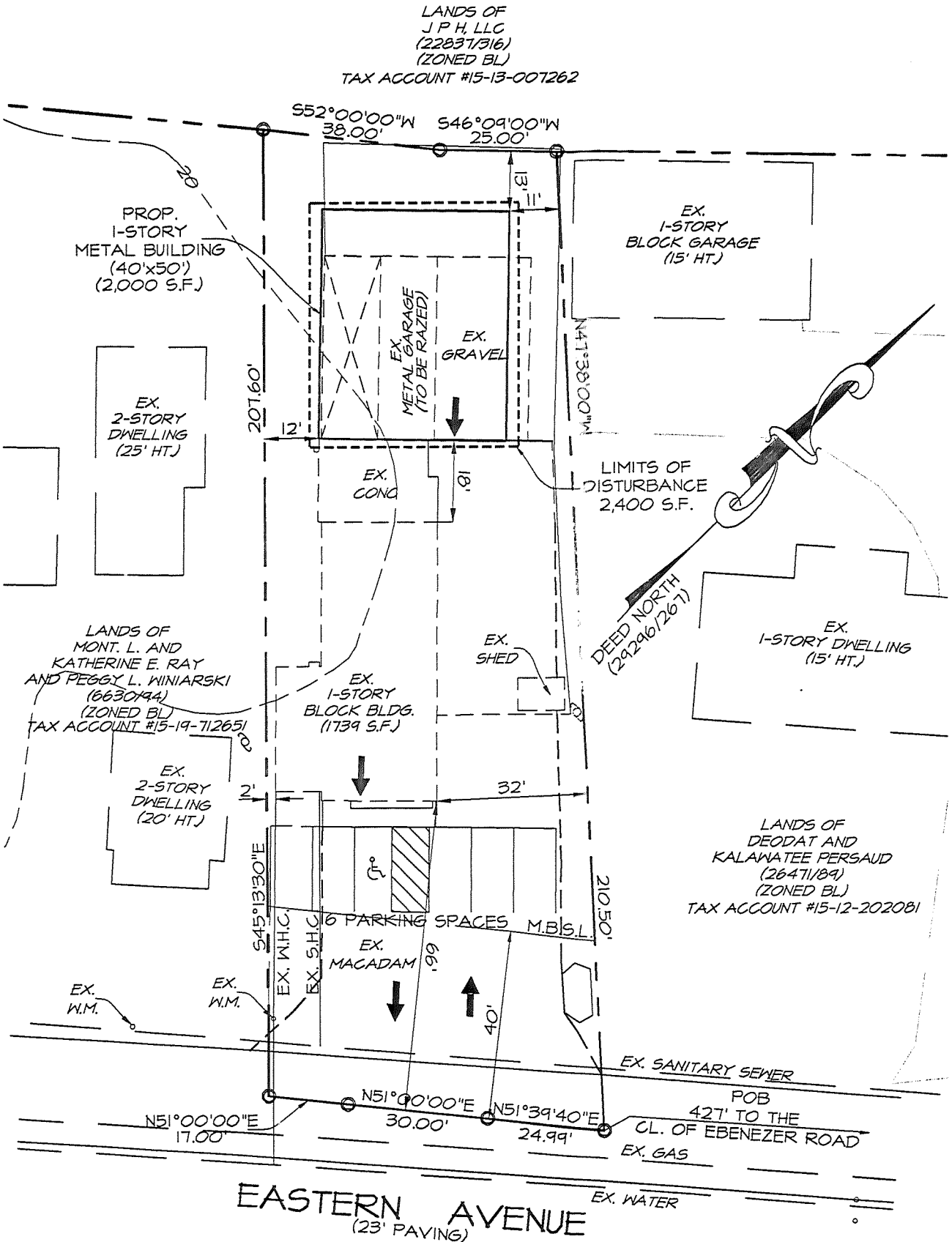
THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, CRITICAL AREAS, STREAMS OR OTHER BODIES OF WATER, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE, ARCHEOLOGICAL OR HISTORIC SITES ON THIS PROPERTY. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE COUNTY'S BASIC SERVICES MAPS.

PRIOR HEARING - NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



EXPIRES 3/30/14



PLAN DRAWN BY: WISTFLER (WILSON DEEGAN AND ASSOCIATES)

DATE: 10/23/2012

SCALE: 1 INCH = 30 FEET