

IN RE: PETITION FOR ADMIN. VARIANCE *
(7847 Bank Street)
15th Election District *
7th Councilmanic District *
Timothy F. Gerst *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0143-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Timothy F. Gerst. The Petitioner is requesting Variance relief pursuant to Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (tool shed) in the rear of the property with a side setback of 2 inches in lieu of the required 2.5 feet. 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.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 30, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare

ORDER RECEIVED FOR FILING

Date 1-22-13

By HOW

of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

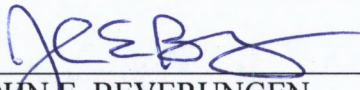
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 22nd day of January, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.1 of the B.C.Z.R., to permit an accessory structure (tool shed) in the rear of the property with a side setback of 2 inches in lieu of the required 2.5 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 1-22-13

By DLW



KEVIN KAMENETZ
County Executive

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

January 22, 2013

Timothy F. Gerst
7847 Bank Street
Baltimore, Maryland 21224

Re: Petition for Administrative Variance
Case No. 2013-0143-A
Property: 7847 Bank Street

Dear Mr. Gerst:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Baltimore County Board of Appeals an appeal within thirty (30) days from 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 blue ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Henry J. Wegrocki, Esq., Cohen, Snyder, Eisenberg & Katzenberg,
347 N. Charles St., Baltimore, MD 21201-4307



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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 7847 BANK STREET

which is presently zoned

Deed Reference 36878 / 00296

10 Digit Tax Account # 1503670640

Property Owner(s) Printed Name(s) TIMOTHY GERST

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ADMINISTRATIVE VARIANCE from section(s)

BCZR: 400.1 → To permit an accessory structure (tool shed) in the rear of the property with a side set back of 2 inches in lieu of the required 2.5 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

Zip Code

By Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Legal Owners:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 12 day of 12, 2013 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0143-A

Filing Date 12/19/12

Estimated Posting Date 12/30/12

Reviewer JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE APPEAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address:

Print or Type Address of property

City

State

Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

see attacher

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Affiant

Signature of Affiant

Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of NOV, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Timothy Berst

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Inacy Gargano

Notary Public

7/14/14

My Commission Expires

Henry Wegrocki

I am seeking the variance for a number of reasons. As a result of my late hours of employment I moved my fence inward shortening my yard, to create a rear parking pad. This was done to allow me to enter my home from the rear because of safety reasons and because front parking near my home is usually impossible. I return late from my homeland security job and when I exit my car I enter the rear yard through the gate and then enter my home from the rear. Since I am in government (TSA-Homeland Security) issued uniform and ID I don't want to walk a great distance before entering my home for safety reasons. I have "dusk to dawn" security lights out back just inside my gate. In addition I would be denied reasonable use of my property if I were denied this variance and not permitted to extend my shed to the neighboring fence. I would then need to extend the shed the opposite direction which then would encumber the use of my rear walkway leading to my patio, my rear steps and ultimately up to the rear door. In other words I would need to shift that shed to the opposite side of the yard and to do so would narrow my walk, infringe on my patio and steps leading to my home.

2013-0143-A



KEVIN KAMENETZ
County Executive

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

January 22, 2013

Timothy F. Gerst
7847 Bank Street
Baltimore, Maryland 21224

Re: Petition for Administrative Variance
Case No. 2013-0143-A
Property: 7847 Bank Street

Dear Mr. Gerst:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Baltimore County Board of Appeals an appeal within thirty (30) days from 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 of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Henry J. Wegrocki, Esq., Cohen, Snyder, Eisenberg & Katzenberg,
347 N. Charles St., Baltimore, MD 21201-4307

Zoning Description for 7847 Bank Street

Beginning at a point on the south side of Bank Street, which has a 60 foot right of way, at the distance of 25 feet west of the centerline of the nearest improved intersecting street 53rd Street, which also has a 60 foot right-of-way.

Being an un-numbered lot in the subdivision of Northbrook as recorded in Baltimore County Plat Book 19, Folio 7, containing 3,731 square feet.

Located in the 15th Election District and the 7th Councilmanic District.

2013-0143-A

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2013-0143-A

PETITIONER/DEVELOPER _____

TIMOTHY GERST

DATE OF HEARING/CLOSING: _____

1/14/13

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 THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT 7847 BANK STREET

THIS SIGN(S) WERE POSTED ON December 30, 2012
(MONTH, DAY, YEAR)

SINCERELY,
Martin Ogle 12/30/12
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE# 2013-0143-A

TO PERMIT AN ACCESSORY STRUCTURE (TOOL SHED) IN THE REAR OF THE PROPERTY WITH A SIDE SETBACK OF 2 INCHES IN LIEU OF THE REQUIRED 2.5 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
MONDAY JANUARY 14, 2013
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-1391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

madmyle 12/30/12

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0143 -A Address 7847 BANK ST.
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/18/12 Posting Date: 12/30/12 Closing Date: 1/14/13

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 2013- 0143 -A Address 7847 BANK ST.
Petitioner's Name TIMOTHY GERST Telephone 410-236-7314
Posting Date: 12/30/12 Closing Date: 1/14/13
Wording for Sign: To Permit AN ACCESSORY STRUCTURE (TOOL SHED) IN THE REAR
OF THE PROPERTY WITH A SIDE SET BACK OF 2 INCHES IN LIEU OF
THE REQUIRED 2.5 FEET.

Revised 7/06/11

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2013-0143-A

Petitioner: TIMOTHY GERST

Address or Location: 7847 BANK ST.

PLEASE FORWARD ADVERTISING BILL TO:

Name: TIMOTHY GERST

Address: 7847 BANK ST

BALTIMORE, MD 21224

Telephone Number: 410-236-7314



KEVIN KAMENETZ
County Executive

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

January 15, 2013

Timothy Gerst
7847 Bank Street
Baltimore MD 21224

RE: Case Number: 2013-0143 A, Address: 7847 Bank Street, 21224

Dear Mr. Gerst:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 18, 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Henry Wegrocki, Esquire, 347 N. Charles St, Baltimore MD 21201

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-7-13

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

RE: Baltimore County
Item No 2013-0143-A
Administrative Variance
Timothy Gerst
7847 Bank Street

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. 2013-0143-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).

Sincerely,

A handwritten signature in black 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: January 02, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For January 07, 2012
Item Nos. 2013-0121, 0139, 0140, 0141, 0142, 0143, 0144 and 0145.

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

DAK:CEN
Cc: file

M E M O R A N D U M

DATE: February 25, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0143-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 21, 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



KEVIN KAMENETZ
County Executive

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

February 25, 2013

Ms. Bettina Mabry
Holabird East Shopping Center, Inc.
7444 Holabird Avenue, Suite 2
Baltimore, MD 21222

RE: Final Landscape Plan
7444 Holabird Avenue

Dear Ms. Mabry:

We have not received a response to our letter of December 27, 2012 to Holabird East Shopping Center, Inc. and note that the planting required on your approved Final Landscape Plan pursuant to zoning case #09-143-SPH appears to have not been accomplished. Non-compliance constitutes a zoning violation, subject to daily fines.

Please contact me to discuss this plan. If I do not hear from you by March 11, 2013, the matter will be turned over to Zoning Enforcement for action.

Sincerely,

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

Jeanette M. S. Tansey, R.L.A.
Project Manager

JMST/js

A handwritten signature in black ink, appearing to read "C. Richards", is written over a horizontal line.
C. Carl Richards, Zoning

§ 400.1. Location; lot coverage.

Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40% thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50% of such third. In no case shall they be located less than 2 1/2 feet from any side or rear lot lines, except that two private garages may be built with a common party wall straddling a side interior property line if all other requirements are met. The limitations imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building.

§ 400.2. Setback.

[Bill No. 2-1992]

Accessory buildings, including parking pads, shall be set back not less than 15 feet from the center line of any alley on which the lot abuts.

§ 400.3. Height.

The height of accessory buildings, except as noted in Section 300, shall not exceed 15 feet.

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 15 Account Number - 1503670640

Owner Information

Owner Name: GERST TIMOTHY FRANKLIN **Use:** RESIDENTIAL
Mailing Address: 7847 BANK ST
BALTIMORE MD 21224-2112 **Principal Residence:** YES
Deed Reference: 1) /30878/ 00296
2)

Location & Structure Information

Premises Address **Legal Description**
7847 BANK ST
0-0000 7847 BANK ST
NORTHBROOK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0096	0016	0167		0000				3	Plat Ref:	0019/0007

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	1,080 SF	3,731 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	END UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	42,000	42,000		
Improvements:	93,900	63,400		
Total:	135,900	105,400	105,400	105,400
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
MELVIN LARRY W	06/07/2011	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30878/ 00296	Deed2:
MELVIN LARRY W	01/16/2009	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30878/ 00292	Deed2:
PRESTON DONALD WAYNE	09/21/1994	\$61,000
Type: NON-ARMS LENGTH OTHER	Deed1: /19759/ 00188	Deed2:

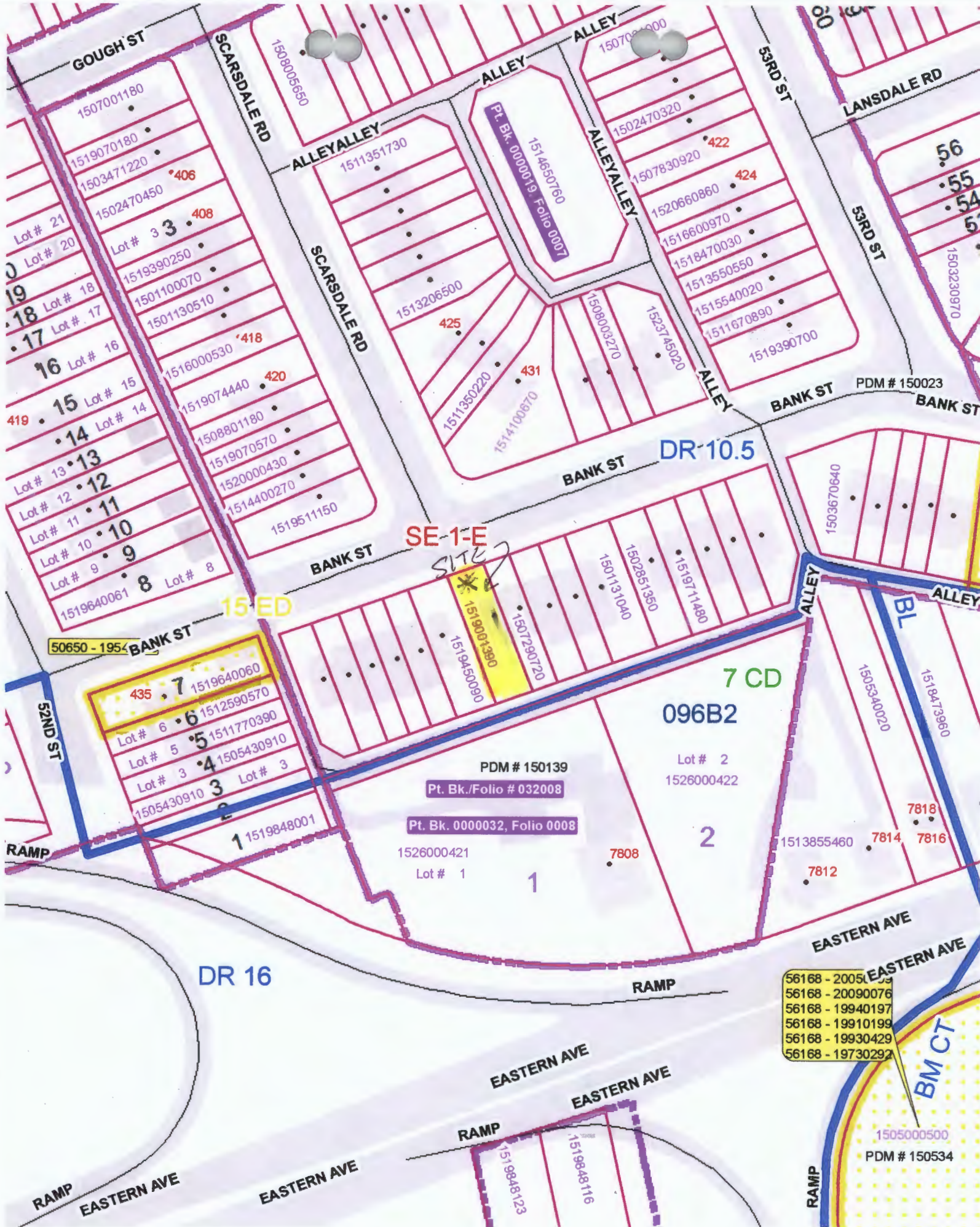
Exemption Information

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

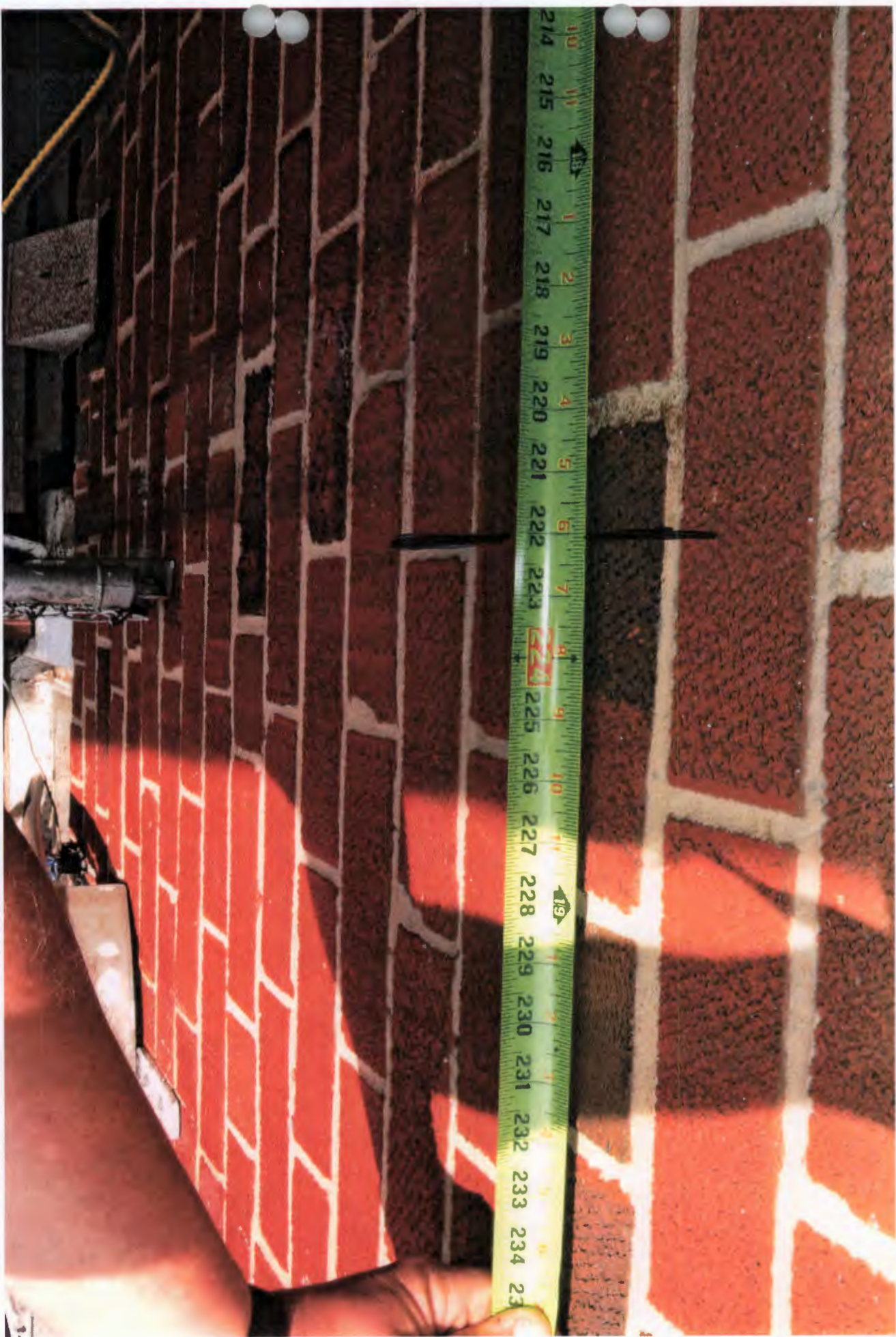
Homestead Application Information

Homestead Application Status: Approved 11/22/2010



2013-0143-1

18 1/2" wide



2013-0113-A

Photo



2013-0143-A

fence line



2013-01-13-A

Slite bow 'in fence



2013-0143-A

too close to property line
too close to alley



2013-0143-A

Both sheds are too close to
property line



2013-0143-A

too close to property line
too close to alley



too close to property line, too close to alley

2013-0143-A

Addition over 120' At
close to property line on both
sides



Too close to property line
too close to alley

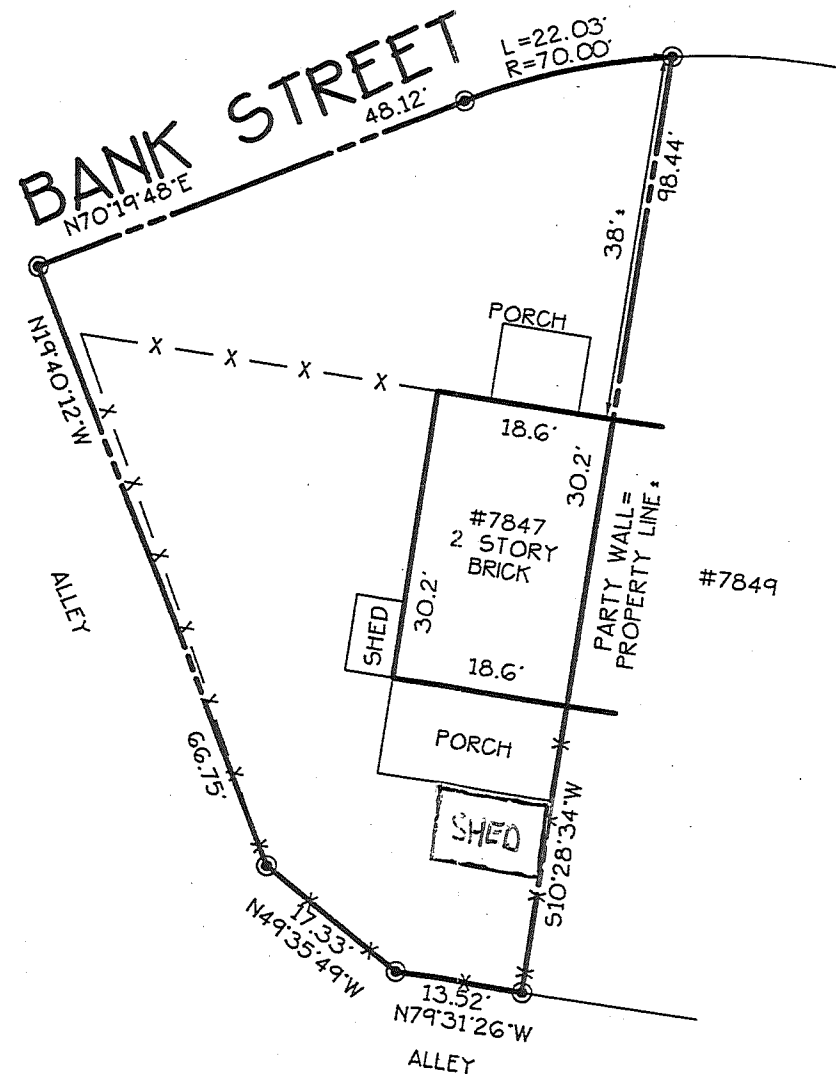
2013-0143-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7847 Bank St. 21224 OWNER(S) NAME(S) Timothy Gerst

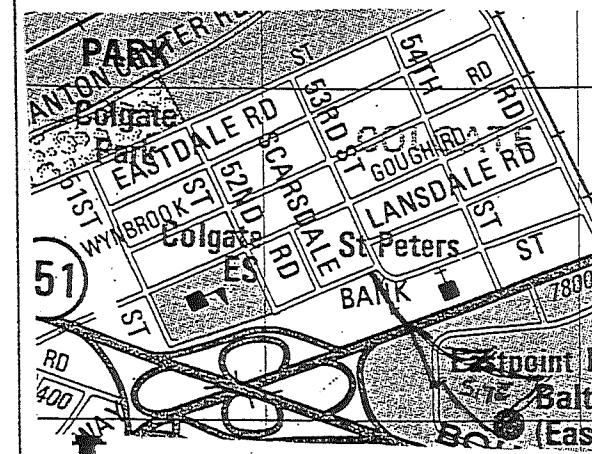
SUBDIVISION NAME Northbrook LOT # 7847 BLOCK # _____ SECTION # _____

PLAT BOOK # 19 FOLIO # 7 10 DIGIT TAX # 1503670640 DEED REF. # 30878100296



PLAN DRAWN BY Timothy Gerst DATE 11/14/2012 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 096B2

SITE ZONED DR 10.5

ELECTION DISTRICT 15th

COUNCIL DISTRICT 7th

LOT AREA ACREAGE _____

OR SQUARE FEET 3731

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2013-0143-A

Pet. Exh.
1