KEVIN KAMENETZ
County Executive

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

February 28, 2013

Marion Knott
1507 LaBelle Avenue
Ruxton, Maryland 21204

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(1507 LaBelle Avenue)
Case No. 2013-0179-A

Dear Ms. Knott:

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.

Very truly yours,

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Patrick D. Jarosinski, P.O. Box 234, Riderwood, MD 21139

IN RE: PETITION FOR ADMIN. VARIANCE 9th Election District 2nd Councilmanic District **(1507 LaBelle Avenue)** Marion Knott Petitioner	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **Case No. 2013-0179-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Marion Knott, for property located at 1507 LaBelle Avenue. The variance request is from Section 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a 5 ft. side yard setback for a proposed addition (screened in porch) in lieu of the required 11.25 ft. for an open projection. The subject property and requested relief are more particularly described on 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 February 10, 2013, 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 2-28-13

By

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

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this **28th** day of February, 2013 that a Variance from Section 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a 5 ft. side yard setback for a proposed addition (screened in porch) in lieu of the required 11.25 ft. for an open projection, be and is hereby GRANTED, subject to the following:

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

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

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING
Date 2-28-13
By

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 1507 Labelle Avenue **which is presently zoned** DR3.5

Deed Reference 25642/227 10 Digit Tax Account # 0916900650

Property Owner(s) Printed Name(s) Marion Knott

(SELECT THE HEARING(S) BY MARKING X 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. X **ADMINISTRATIVE VARIANCE** from section(s) 301.1A to permit a 5 ft. side yard setback for a proposed addition (screened-in porch) in lieu of the required 11.25 ft. for an open projection.

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 City State

Zip Code Telephone # Email Address

Legal Owners:

Marion Knott

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

Marion D. Knott

Signature #1 Signature # 2

1507 Labelle Ave. Kuxton, Md

Mailing Address City State

21204, 410252-3577, marionknott@comcast.net

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 2-28-13

By KBW

Representative to be contacted:

Patrick D. Jarosinski

Name – Type or Print

Patrick D. Jarosinski

Signature

PO Box 234 Riderwood MD

Mailing Address City State

21139, 410 494 1017, patrick@pdjassociates.com

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 _____day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0179-A **Filing Date** 1/28/13 **Estimated Posting Date** 2/10/13 **Reviewer** BH

Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL 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: 1507 LaSalle Avenue (Print or Type Address of property) Ruxton (City) Maryland (State) 21204 (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 ATTACHMENT 'A'

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

Marion K Knott
Signature of Affiant

Marion K Knott
Signature of Affiant

Marion Knott
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 24th day of JANUARY, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

MARION I. KNOTT
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

Carol A. Hoffman
Notary Public

April, 2016
My Commission Expires

CAROL A. HOFFMAN NOTARY PUBLIC BALTIMORE CO., MD.

REV. 10/12/11

Attachment 'A' – 1507 Labelle Avenue, Ruxton, Maryland 21204

I request an administrative variance at the above noted address because I would like to build an attached addition for a mud room entrance/screen porch that extends into the side yard setback, within 5 feet of the side property line. The yard is very tight on both the sides and rear of my property, along with a very steep grade in the rear yard. Neither the side nor rear yards are very usable due to the steep grade, therefore I would like to create more useable and aesthetically pleasing outdoor spaces. At the same time, I will be removing a larger 12'x 20' garage in the rear yard that is in disrepair and building a smaller 13'-6" x 8'-6" shed. This will improve the overall appearance of my property for both my neighbors and myself.

#0179

PROPERTY DESCRIPTION for 1507 Labelle Avenue, Ruxton, Maryland 21204

Beginning at a point on the east side of Labelle Avenue with a right-of-way which is 40 feet wide at the distance of 244 feet east of the centerline of the nearest improved intersecting street (Bellona Avenue) which has a right-of-way of 60 feet wide.

Being Lot #241, as shown on the Plat of Ruxton Heights, which Plat is recorded among the Land Records of Baltimore County in Plat Book JWS Plat Book #1, folio 64, containing 5,750 square feet. Also known as 1507 Labelle Avenue and located in the 9 Election District and 2nd Councilmanic District.

#0179

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: 2013-0179-A

Petitioner: Marion Knott

Address or Location: 1507 Labelle Avenue Ruxton, Md 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Marion Knott

Address: 1507 Labelle Avenue
Ruxton, Maryland 21204

Telephone Number: 410-252-3577

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

No. 94038

Date: 1/28/13

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150				$ 75.00

Total: $ 75.00

Rec From: P. Jovonish & Assoc. Inc.

For: Zoning Item # Variance

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

Case # 2013-0179-A

PAID RECEIPT
BUSINESS ACTION TYPE ITEM
1/28/2013 [illegible]
REG [illegible]
RECEIPT # [illegible]
Recpt Tot $75.00
$75.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

RE: CASE NO: 2013-017-A

PETITIONER/DEVELOPER

MARION KNOTT

DATE OF HEARING/CLOSING:

2/25/13

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

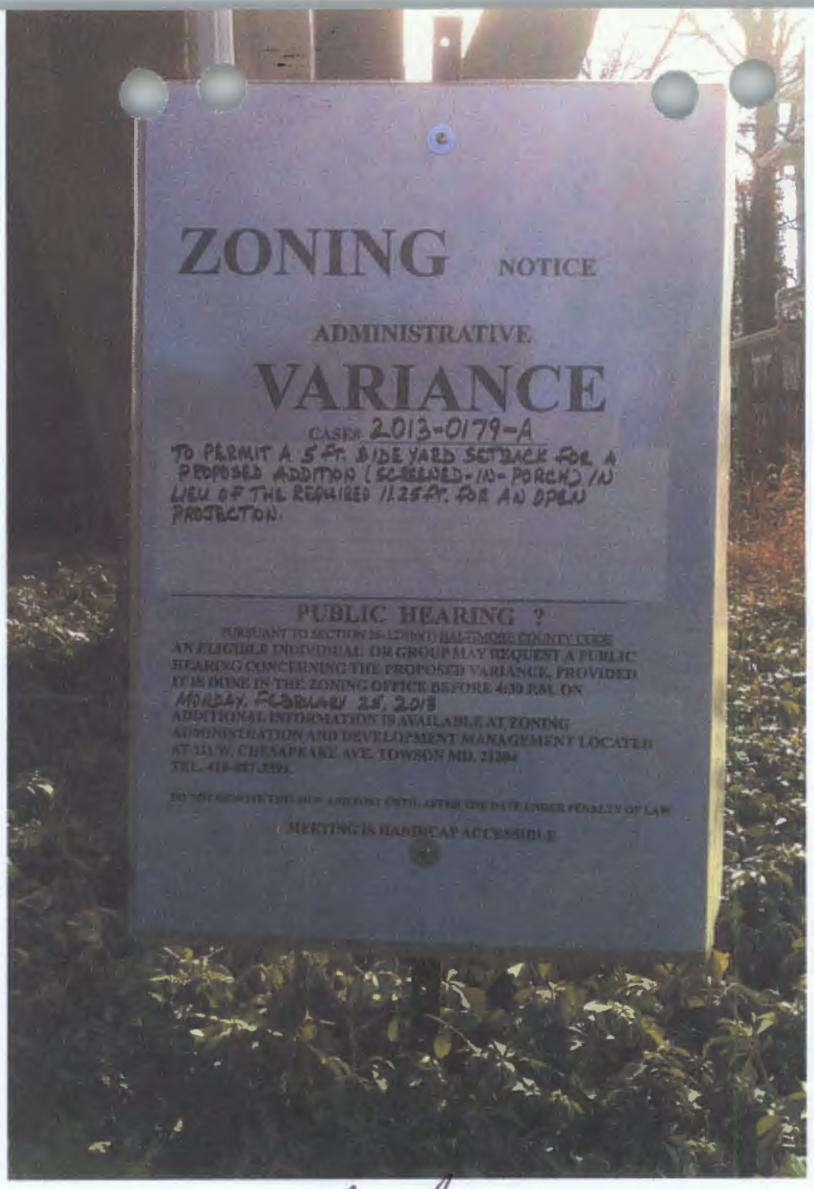
THIS LETTER IS TO CERITFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY AT 1507 LABELLE AVENUE.

THIS SIGN(S) WERE POSTED ON February 10, 2013.
(MONTH, DAY, YEAR)

SINCERELY,

SIGNATURE OF SIGN POSTER AND DATE: 2/10/13

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


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE# 2013-0179-A
TO PERMIT A 5 FT. SIDE YARD SETBACK FOR A PROPOSED ADDITION (SCREENED-IN-PORCH) IN LIEU OF THE REQUIRED 11.25 FT. FOR AN OPEN PROJECTION.
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, FEBRUARY 25, 2013
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391.
MEETING IS HANDICAP ACCESSIBLE

2/10/13

MEMORANDUM

DATE: April 3, 2013

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2013-0179-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 1, 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

CASE NO. 2013- 0179-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
2-6	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
2-4	STATE HIGHWAY ADMINISTRATION	No objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 2-10-13 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0179 -A Address 1507 Labelle Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/28/13 **Posting Date:** 2/10/13 **Closing Date:** 2/25/13

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- 0179 -A Address 1507 Labelle Avenue

Petitioner's Name Marion Knott Telephone 410-252-3577

Posting Date: 2/10/13 **Closing Date:** 2/25/13

Wording for Sign: To Permit a 5 ft. side yard setback for a proposed addition (screened-in porch) in lieu of the required 11.25 ft. for an open projection.

Revised 7/06/11

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 6, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For February 11, 2013
Item Nos. 2013-0178, 0179, 0180,0181and 0182.

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\ZAC02112013 - NO COMMENTS.doc

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

SHA
State Highway Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2-4-13

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

RE: Baltimore County
Item No 2013-0179-A
Administrative Variance
Marion Knott
1507 Labelle 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. 2013-0179-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,

Steven D. Foster, Chief
Access Management Division

SDF/raz

KEVIN KAMENETZ
County Executive

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

February 26, 2013

Marion Knott
1507 LaBelle Avenue
Ruxton MD 21204

RE: Case Number: 2013-0179 A, Address: 1507 LaBelle Avenue, 21204

Dear Mr. & Ms. Smith:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 28, 2013. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Patrick D. Jarosinski, P.O. Box 234, Riderwood MD 21139

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

Go Back
View Map
New Search
GroundRent Redemption
GroundRent Registration

Account Identifier: District - 09 Account Number - 0916900650

Owner Information

Owner Name:	KNOTT MARION	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	1507 LA BELLE AVE BALTIMORE MD 21204-6616	**Deed Reference:**	1) /25642/ 00227 2)

Location & Structure Information

Premises Address
1507 LA BELLE AVE
BALTIMORE 21204-6616

Legal Description
1507 LA BELLE AVE
RUXTON HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0069	0010	0829		0000			241	2	Plat Ref: 0001/ 0064

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1893	2,622 SF	5,750 SF	04

Stories	Basement	Type	Exterior
2.500000	YES	STANDARD UNIT	WOOD SHINGLE

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	199,500	199,500		
Improvements:	481,940	337,000		
Total:	681,440	536,500	536,500	536,500
Preferential Land:	0			0

Transfer Information

Seller:	HASENFUS T GLENN	Date:	05/16/2007	Price:	$720,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/25642/ 00227	Deed2:	
Seller:	WATTS JEROME HAMILTON	Date:	06/09/2004	Price:	$535,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/20204/ 00284	Deed2:	
Seller:	WATTS JEROME HAMILTON	Date:	09/24/1993	Price:	$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/10033/ 00341	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

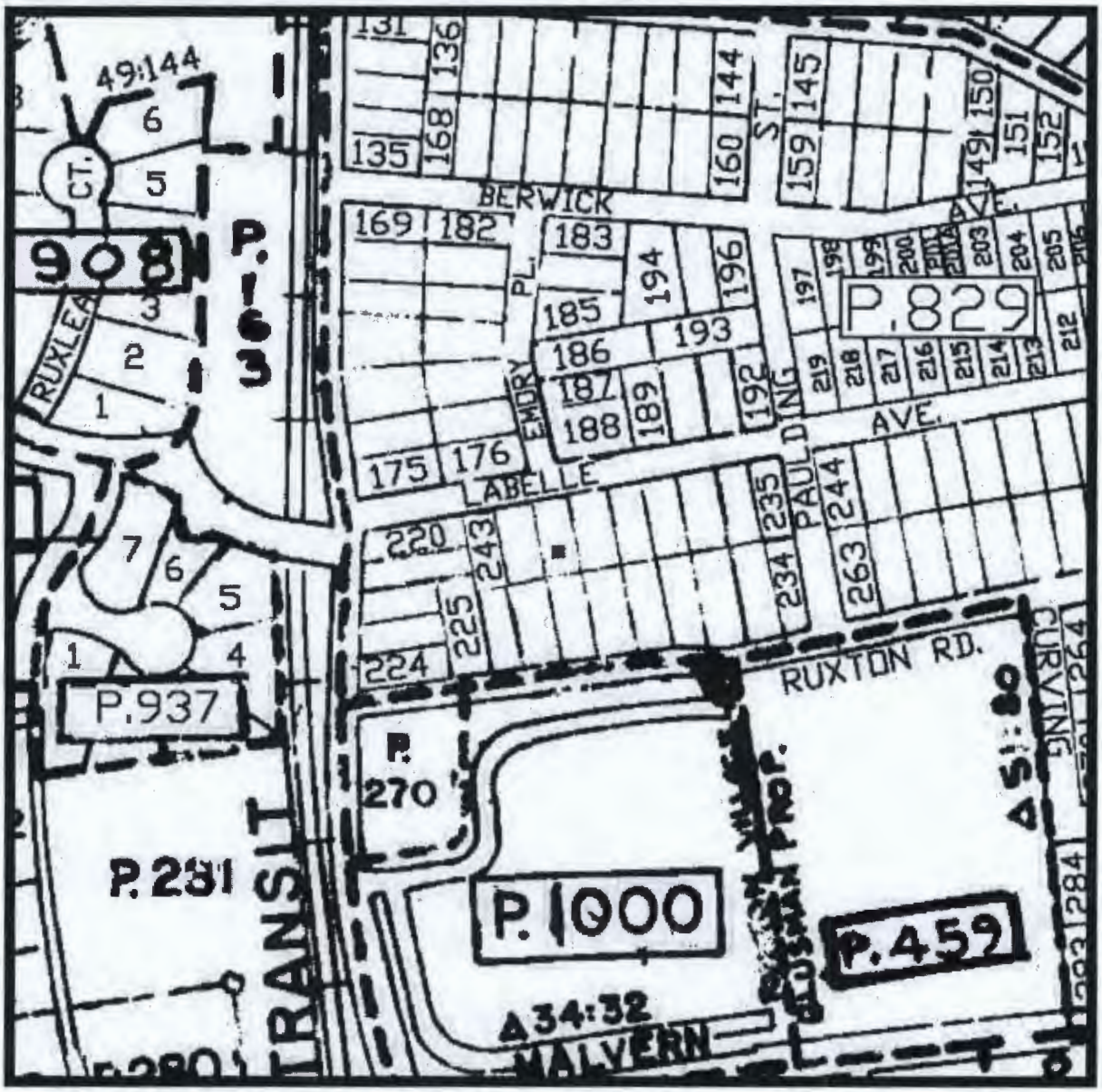
Homestead Application Information

Homestead Application Status: Approved 08/23/2008

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

District - 09**Account Number** - 0916900650



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

View north from proposed addition towards Labelle Avenue

View towards existing house/addition from rear yard

#0179

Knott Residence Administrative Variance Photo Log
1507 Labelle Avenue, Ruxton, Maryland 21204

View south towards proposed addition (and existing Garage) from Labelle Avenue

View east from the proposed addition towards the neighbor

#0179

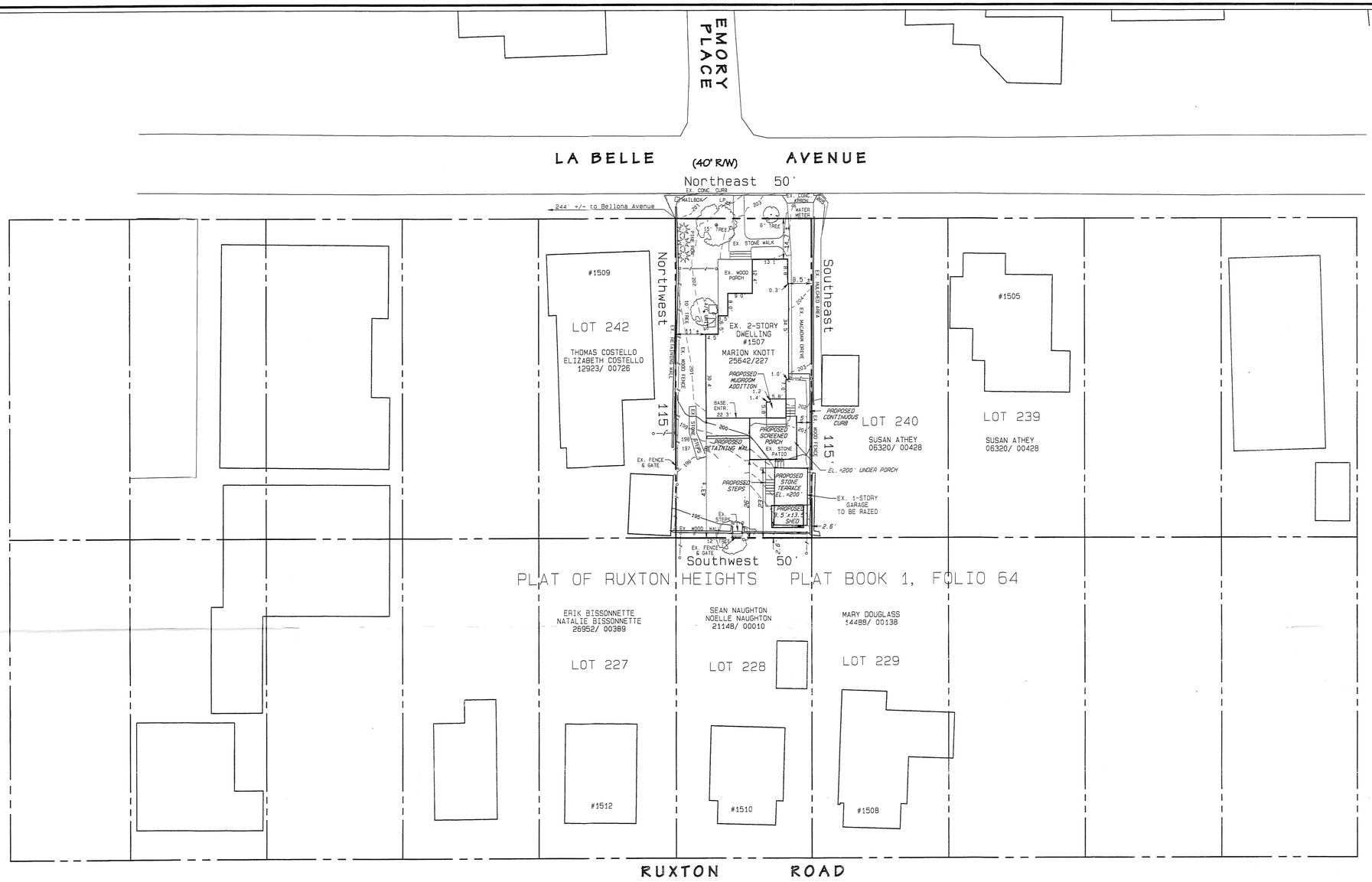
View south from proposed addition towards rear neighbor

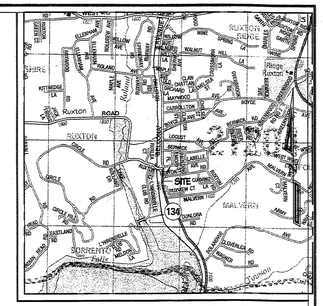
View west from proposed addition towards the neighbor

#0179

Lot # 169
1999-0362-SPHA
1991-0065-SPHA
Lot # 186
1504
1700007547
Lot # 189
Lot # 176
1974-0108-SPH
EMORY PL
Pt. Bk. 0000001, Folio
1506
0908000260
Lot # 186
1510
Lot # 176
0912002540
LA BELLE AVE
NOT LOCATED
9 ED
1505
PDM # 098004
069B2
DR 3.5
0916600100
Lot # 239
Lot # 220
1507
Pt. Bk./Folio # 001185
1509
Lot # 239
Lot # 220
1800014968
0916900650
Lot # 241
NW 10-B
0903006060
Lot # 242
2 CD
Lot # 220
7621
BL
1600002743
Lot # 222
Lot # 229
0913200620
Lot # 226
0904352020
Lot # 227
0913857200
1996-0349-A
0903478840
Lot # 228
Lot # 229
1508
1510
1512
1514
Lot # 225
0918721691

#0179





Vicinity Map Scale: 1" = 2000'

Notes

1. Owner: Marion Knott
   1507 LaBelle Avenue
   Baltimore MD 21204
2. Deed Liber: 25642/227
3. Area= 5,750 Sq.Ft. ±
4. Tax # 0916900650
5. Zoned: DR- 3.5
6. This site is not in the Chesapeake Bay Critical Area or the 100 year flood plain.
7. There are no underground fuel tanks.
8. This is not a historic property/building.
9. This site is serviced by public Water and Sewer.
10. No prior Zoning Hearings.

GRAPHIC SCALE 1"=20'
0 20 40 60

Revisions	Date
REVISE PROPOSED IMPROVEMENTS	1-28-13
ADD PROPOSED IMPROVEMENTS	1-25-13

Plat to Accompany a Petition for a Zoning Request

of the

Knott Property

1507 La Belle Avenue
Baltimore County, Maryland
9th Election District, 2nd Councilmanic District
Scale: 1"=20' Date: January 13, 2013

Dietz Surveying, Inc.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www. dietzsurveying.net

Plot Date: 1/28/2013 Job No. 2012-369
Party Chief: DRD

File Name: G:\LD\2012\Projects\2012012012012369\TOPO WORKSHEET.pro

Pet. Exh. 1 #0179