

IN RE: PETITION FOR ADMIN. VARIANCE

(34 Cedar Avenue)

9th Election District

5th Council District

Christopher H. Bready

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0164-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Christopher H. Bready ("Petitioner"). The Petitioner is requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling addition and existing dwelling with a side setback of 6 ft. in lieu of the minimum 10 ft. 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 submitted from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 9, 2014, 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 (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 3-4-14

By [Signature]

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

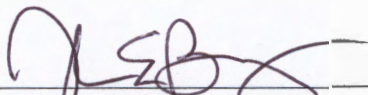
Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 4th day of March, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling addition and existing dwelling with a side setback of 6 ft. in lieu of the minimum 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for his 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 3-4-14

By SW

KEVIN KAMENETZ
County Executive



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

March 4, 2014

Christopher H. Bready
34 Cedar Avenue
Towson, Maryland 21286

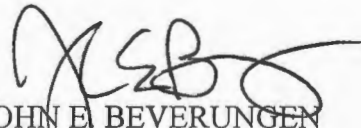
RE: Petition for Administrative Variance
Case No. 2014-0164-A
Property: 34 Cedar Avenue

Dear Mr. Bready:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 34 CEDAR AVENUE which is presently zoned DR 5.5

Deed Reference 08908 / 00096 10 Digit Tax Account # 0913855381

Property Owner(s) Printed Name(s) CHRISTOPHER H BREADY

(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) 1802.3 C.1 B222 To permit a proposed dwelling addition and existing dwelling with a side set back of 6 feet in lieu of the minimum 10 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 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:

CHRISTOPHER H BREADY /

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

34 CEDAR AVENUE TOWSON MD

Mailing Address City State

21286 / 410-821-8744 / baltobook@comcast.net

Zip Code Telephone # Email Address

Representative to be contacted:

CHRISTOPHER H BREADY

Name – Type or Print

Signature

34 CEDAR AVENUE TOWSON MD

Mailing Address City State

21286 / 410-821-8744 / baltobook@comcast.net

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 2014-0164-13 Filing Date 1/29/14 Estimated Posting Date 2/9/14 Reviewer G.H

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: 34 CEDAR AVENUE TOWSON MD 21286
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)

A portion of the residence currently on the property at 34 Cedar Avenue rests only 6 feet (+/-) from the relatively east-west line demarking the separation of that property from the property immediately adjacent to the north owned by the York Dale Limited Partnership, while another portion of my residence comes no closer than 9 feet (+/-) to the line dividing the two properties. The line in question between the two aforementioned properties was established sometime in the mid to late 19th Century (according to old County property atlases), and this violation of current Baltimore County zoning regulations was grandfathered in when residential zoning regulations were first adopted by Baltimore County, in 1939. The proposed/planned improvements to my property will not encroach any further towards the dividing line between my property and that of the York Dale Limited Partnership, but will extend the dimensions of a portion of my residence closer to the 6-foot barrier already permitted by the Baltimore County Department of Permits, Approvals and Inspections.

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

Christopher H. Bready
Signature of Affiant

Signature of Affiant

CHRISTOPHER H. BREADY
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 28th day of January, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Christopher H. Bready
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



Shannon D. McCann
Notary Public
11/8/2016
My Commission Expires

Zoning Property description for 34 Cedar Avenue, Towson, MD 21286:

Beginning at a point on the west side of Cedar Avenue which is 40 feet wide at the distance of 216.5 feet +/- of the centerline of the nearest improved intersecting street (Hillside Avenue) which is 40 feet wide, thence the following courses and distances: beginning at an iron pipe heretofore planted on the northwest side of Cedar Avenue (Liber C.W.B. Jr., No. 1033, folio 433) and running thence bounding reversely on the aforesaid line north sixty degrees west two hundred twenty-four and one-half feet (+/-), thence still bounding on the property reversely south twenty-seven degrees fifteen minutes west fifty-nine feet, thence running for a line of division south sixty degrees twenty-nine minutes east two hundred seven and one-sixth feet (+/-) to intersect the northwest side of Cedar Avenue at the distance of fifty-nine feet southwesterly from the place of beginning and thence bounding on the northwest side of Cedar Avenue north forty-four degrees fifteen minutes east fifty-nine feet to the place of the beginning, as recorded in Deed Liber 8908, Folio 98, containing 12,714.5 square feet (+/-), or thereby .292 acres (+/-). This property is located in the 42A State of Maryland Election District, and Fifth Councilmanic District of Baltimore County.

Prepared January 28, 2013,
by Christopher H. Bready
34 Cedar Avenue
Towson, MD 21286

8908 - 96

2014 - 0164-A

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

No. 108152

Date: 1/29/14

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		0150				75.00

Total: 75.00

Rec From: Christopher H Broady

For: Administrative Services

54 Cedar Ave.

2014-0164-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

2014-0164-A

RE: Case No.: _____

Petitioner/Developer: _____

Christopher Bready

February 24, 2014

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: _____

34 Cedar Ave

January 9, 2014

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



Sincerely,

January 9, 2014

(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)

MEMORANDUM

DATE: April 4, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0164-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 3, 2014. 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>2-10</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>2-20</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-5</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: _____	
SIGN POSTING	Date: <u>1-9-14</u> by <u>Beck</u>	
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 2014- 0164 -A Address 34 Cedar Ave. Towson Md 21286

Contact Person: Gary Neuk Planner, Please Print Your Name Phone Number: 410-887-3391

Filing Date: 1/29/14 Posting Date: 2/9/14 Closing Date: 2/24/14

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 2014- 0164 -A Address 34 Cedar Ave 21286
Petitioner's Name Christopher Bready Telephone 410-821-8744
Posting Date: 1/29/14 Closing Date: 2/24/14
Wording for Sign: To Permit a proposed dwelling addition and existing dwelling with a set back of 6 feet in lieu of the minimum 10 feet.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

February 25, 2014

Christopher Bready
34 Cedar Avenue
Towson MD 21286

RE: Case Number: 2014-0164 A, Address: 34 Cedar Avenue

Dear Mr. Bready:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 29, 2014. 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 2-5-14

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

RE: Baltimore County
Item No 2014-0164-A
Administrative Variance
Christopher H. Bready
34 Cedar 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. 2014-0164-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/
Development Manager
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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 10, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For February 10, 2014
Item No. 2014-0076, 0103, 0157, 0158, 0160, 0161 and 0164

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\ZAC02102014 -.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



FEB 20 2014

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: February 19, 2014

SUBJECT: DEPS Comment for Zoning Item # 2014-0164-A
Address 34 Cedar Avenue
(Bready Property)

Zoning Advisory Committee Meeting of February 3, 2014.

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

Reviewer: *Jeff Livingston – Development Coordination*

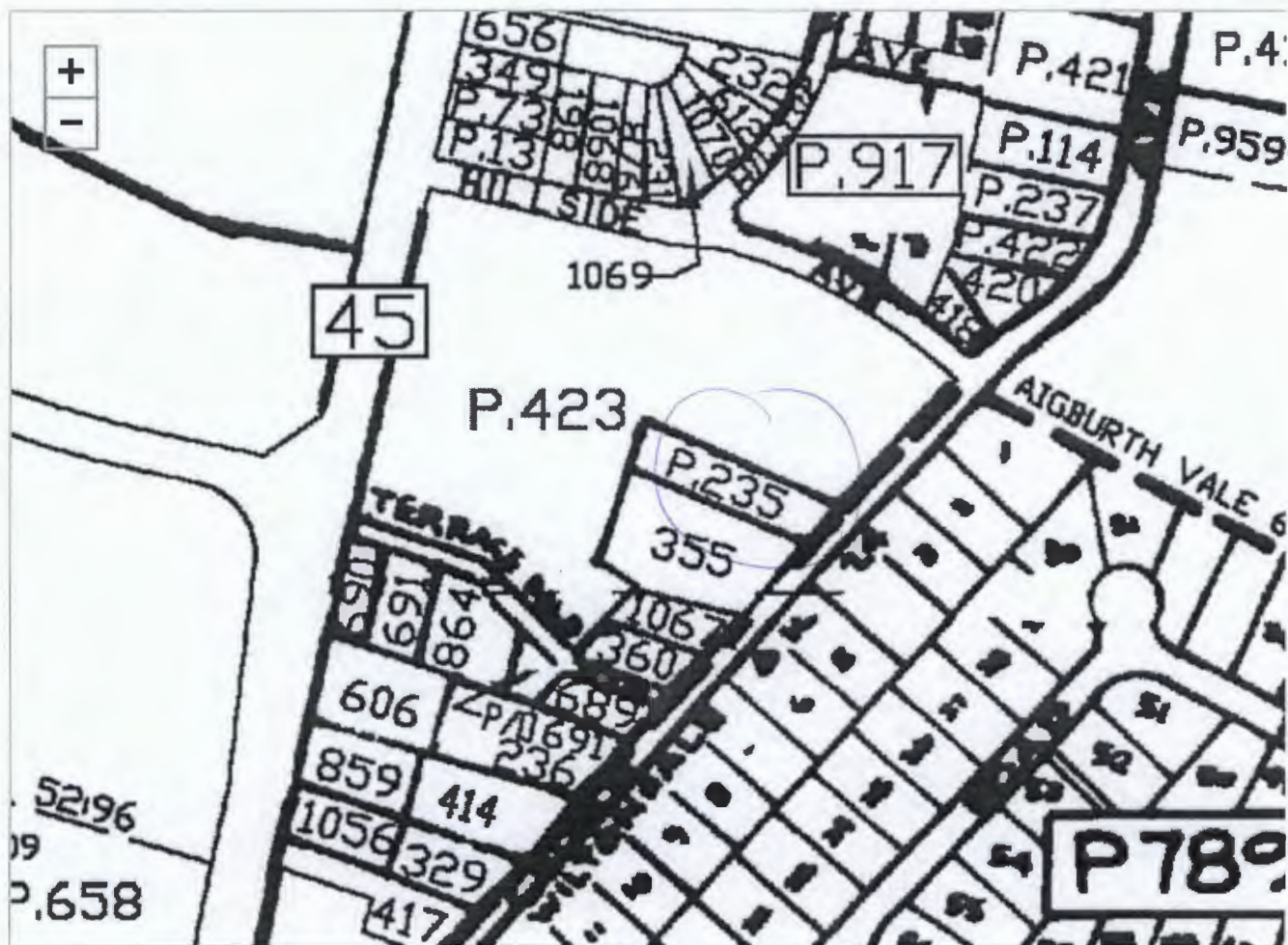
Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 0913855381		
Owner Information		
Owner Name:	BREADY CHRISTOPHER H BREADY ANNE L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	34 CEDAR AV BALTIMORE MD 21286-7845	Deed Reference: 1) /08908/ 00096 2)
Location & Structure Information		
Premises Address:	34 CEDAR AVE 0-0000	Legal Description: LT NWS CEDAR AV S OF HILLSIDE RD
Map: 0070	Grid: 0014	Parcel: 0235
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built 1903	Above Grade Enclosed Area 1,990 SF	Finished Basement Area 12,685 SF
County Use 04	Stories 2.500000	Basement YES
Type STANDARD UNIT	Exterior FRAME	Full/Half Bath 1 full/ 1 half
Garage 1 Detached	Last Major Renovation	
Value Information		
Base Value	Value	Phase-in Assessments
Land: 111,100	As of 01/01/2014 94,900	As of 07/01/2013 281,500
Improvements 170,400	As of 07/01/2014 234,900	
Total: 281,500		
Preferential Land: 0		
Transfer Information		
Seller: IMMLER LUTHER H,3RD	Date: 09/10/1991	Price: \$172,000
Type: ARMS LENGTH IMPROVED	Deed1: /08908/ 00096	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013 07/01/2014
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 06/13/2008		

Baltimore County

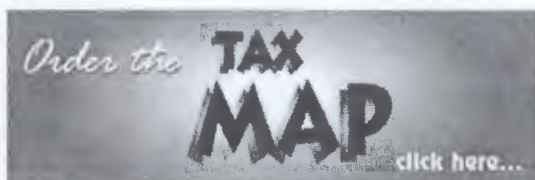
New Search (<http://sdat.resiusa.org/RealProperty>)District: **09** Account Number: **0913855381**

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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

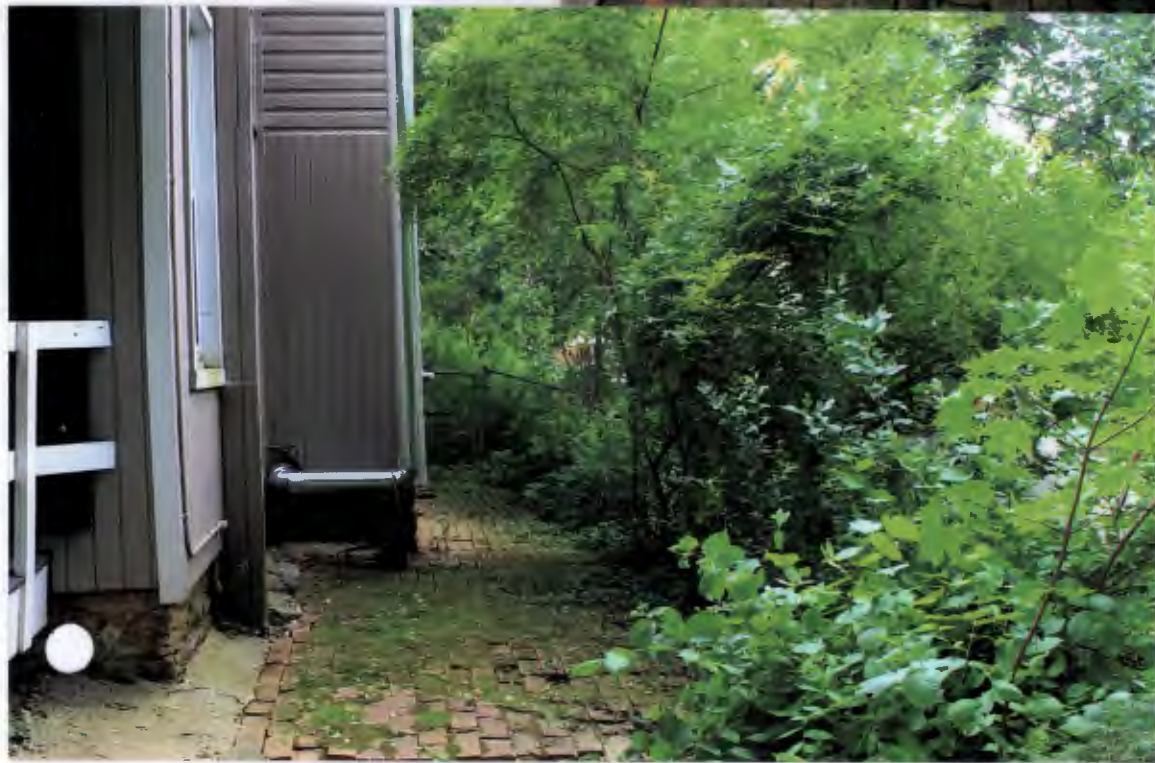
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Loading... Please Wait.

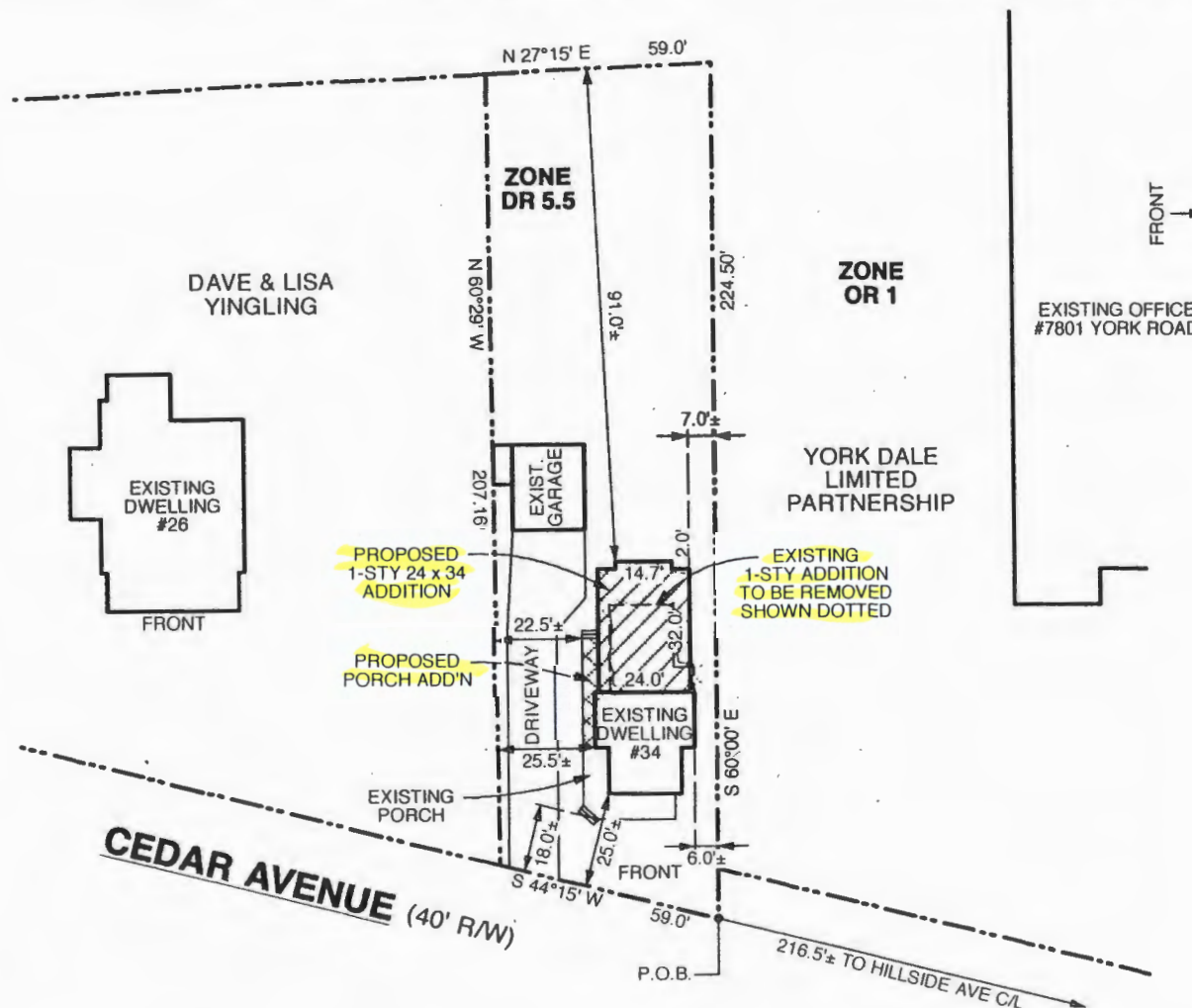
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PLAT BOOK # FOLIO # 10 DIGIT TAX # 0913855381 DEED REF. # 08908 / 00096



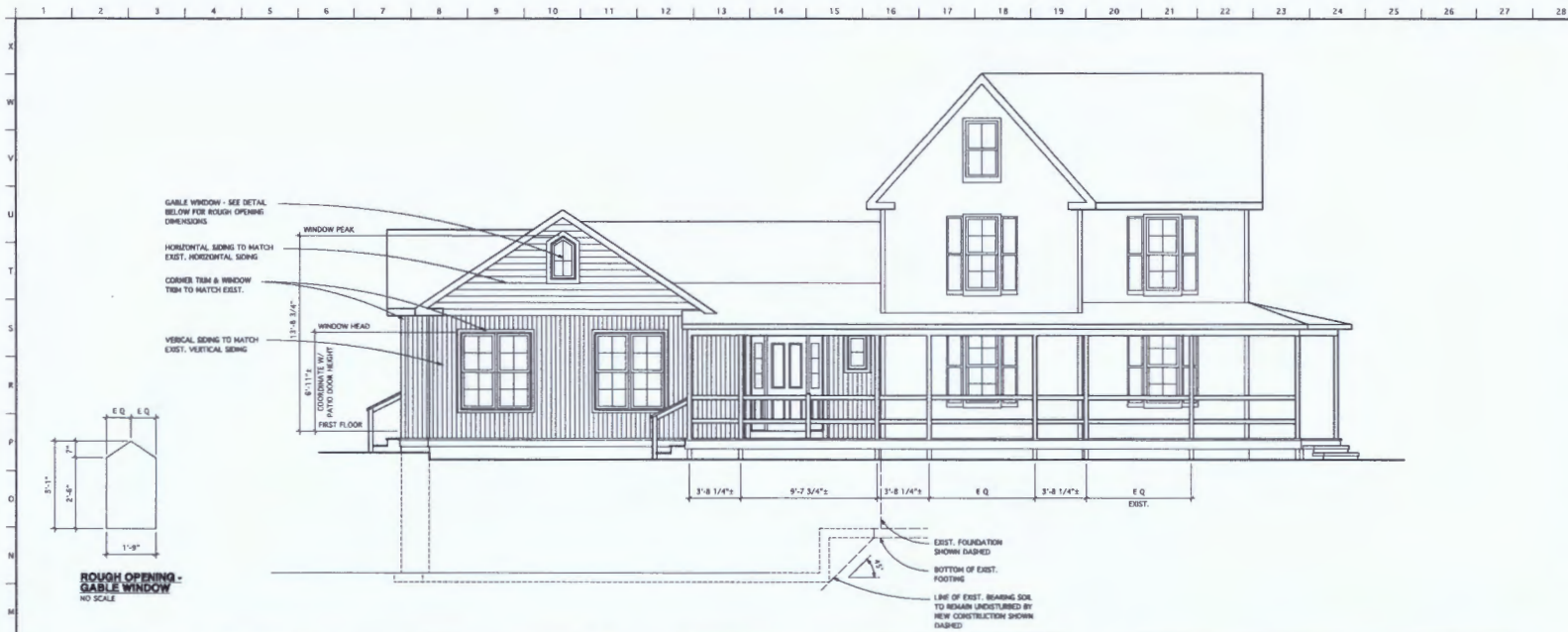
PLAN DRAWN BY HBF PLUS DESIGN DATE 7/17/13 SCALE: 1 INCH = 50 FEET

MAP IS NOT TO SCALE

AND ORDER RESULT BELOW

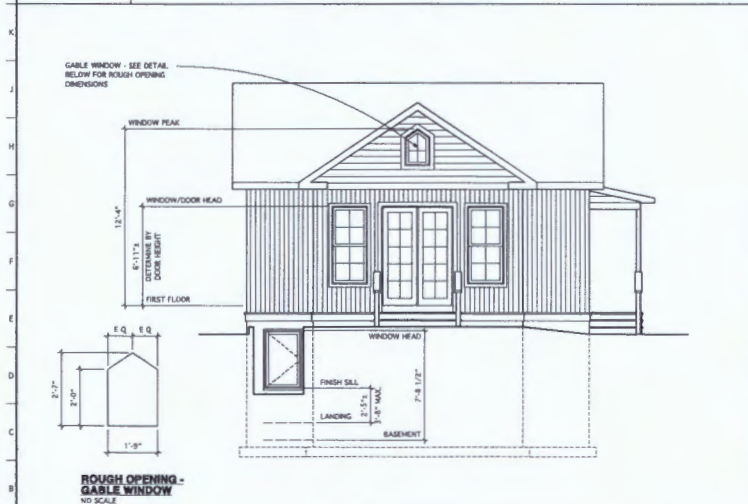
VIOLATION CASE INFO:

10



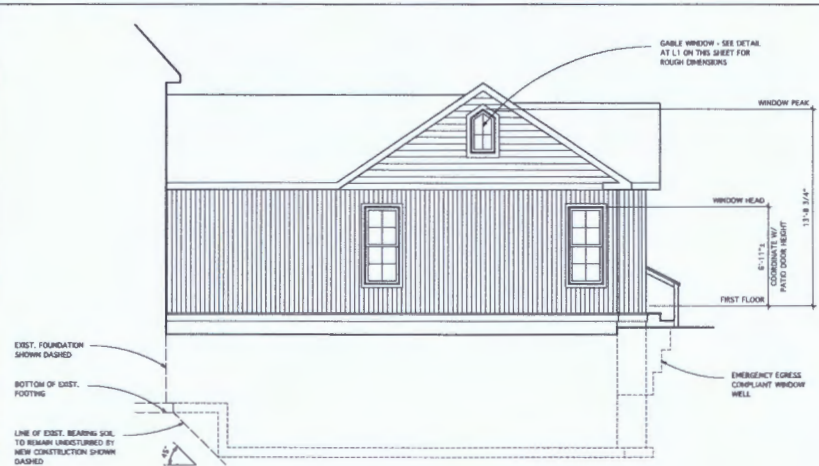
L1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



A1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



A14 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

KEY NOTES

PERMIT DRAWINGS

THE ARCHITECT CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THE DRAWINGS IS CORRECT. THE SOLE PURPOSE OF THESE DRAWINGS IS TO OBTAIN A BUILDING PERMIT AND PROVIDE THE NEAREST INFORMATION REQUIRED TO OBTAIN A BUILDING PERMIT. HOWEVER, THIS DOCUMENT CANNOT BE RELIED UPON FOR LEGAL OR OTHER PROCEEDINGS NORMALLY ASSOCIATED WITH COMPLETE ARCHITECTURAL DOCUMENTATION AND SERVICES AND ANY AGREEMENTS, IN ANY WAY ARE THEY HELD TO REPRESENT COMPLETE DESIGN, CONSTRUCTION, OR CONTRACT DOCUMENTS. THE OWNER ACCEPTS SOLE RESPONSIBILITY FOR THE USE OF THESE DRAWINGS BEYOND THE PURPOSE STATED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DISCREPANCIES AND CONFLICTS WITH ALL STRUCTURAL AND OTHER REQUIREMENTS AS THEY PERTAIN TO CONSTRUCTION BASED ON THE INFORMATION SHOWN HEREIN. ANY ADDITIONAL STRUCTURAL INFORMATION OR DETAILS NOT SHOWN ON THE DRAWINGS NECESSARY FOR A COMPLETE DESIGN CONSTRUCTION SHALL BE OBTAINED AND SPECIFIED BY A LICENSED STRUCTURAL ENGINEER BEFORE INSTALLATION.

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

**34 CEDAR AVENUE
Renovation & Addition**

© HBF plus Design, 2013

SHEET CONTENTS

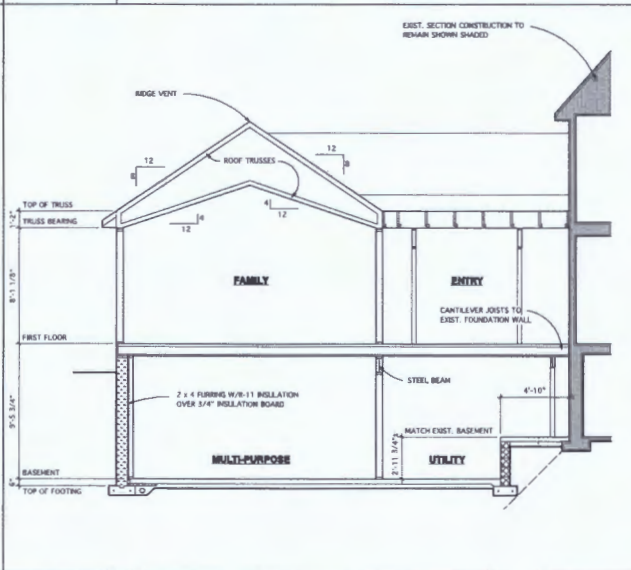
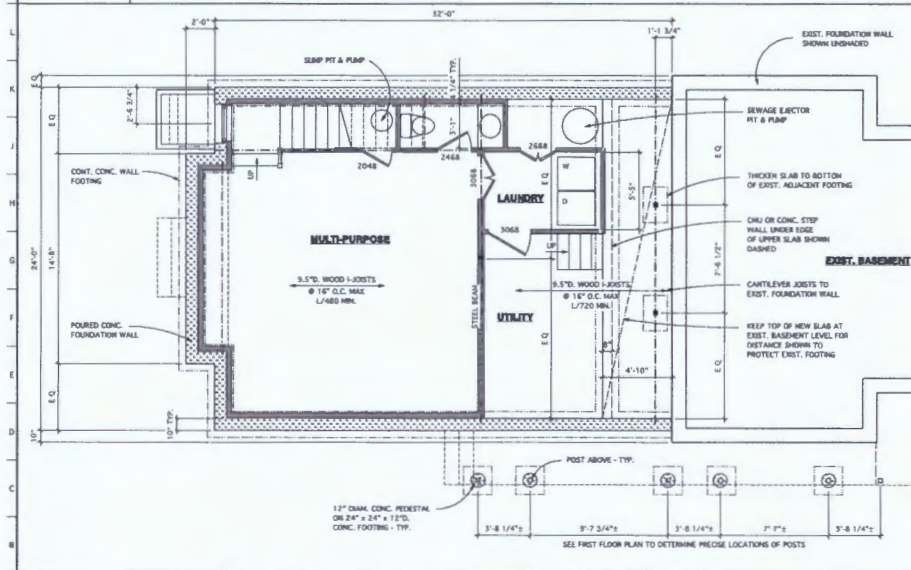
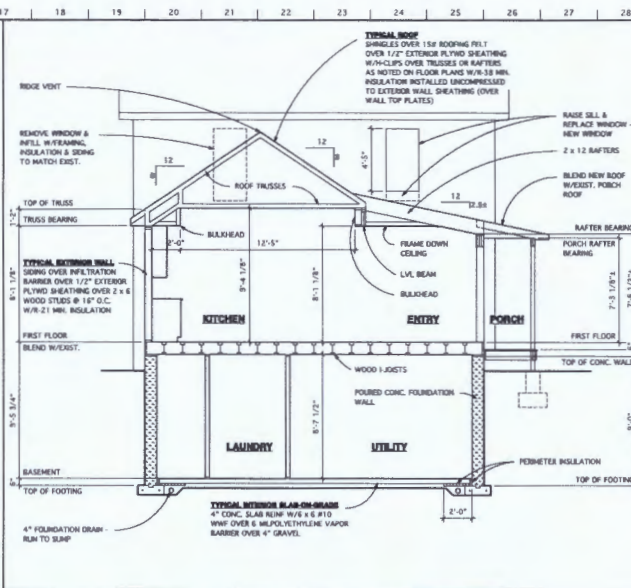
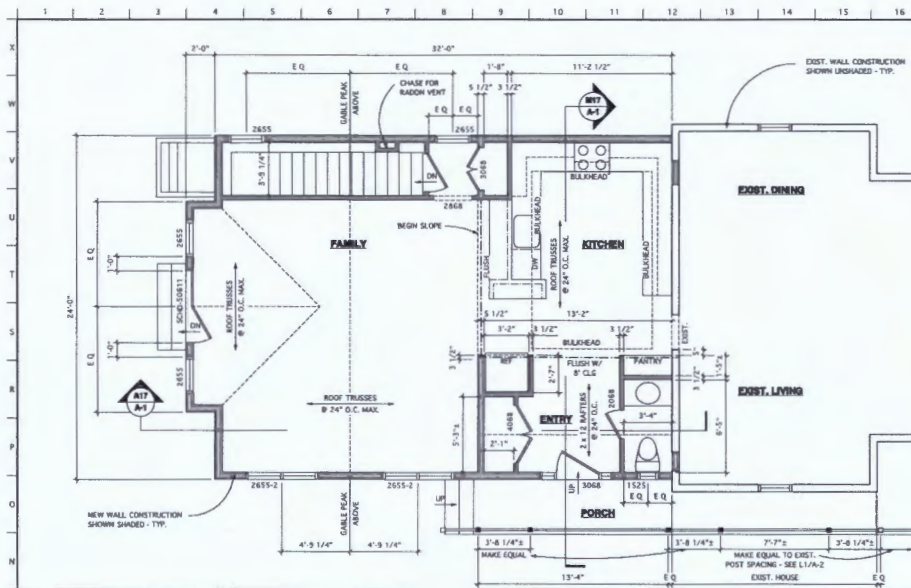
**BUDGET SET
NOT TO BE USED FOR CONSTRUCTION
9/9/13**

HBF plus Design

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Towson, MD 21204

DRAWN BY	CHECKED BY	SHEET NUMBER
JOB NO. 21215	DATE	A-2
APPROVED		

2014-0164-A



KEY NOTES		
PERMIT DRAWINGS		
THE ARCHITECT CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. THE SOLE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND FOR THE COMPLETION OF THE PROJECT BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR THE COMPLETION OF THE PROJECT BY THE CONTRACTOR. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR THE COMPLETION OF THE PROJECT BY THE CONTRACTOR.		
KEY PLAN		
REVISIONS		
NO.	DESCRIPTION	DATE
34 CEDAR AVENUE Renovation & Addition © HBF plus Design, 2013		
BUDGET SET NOT TO BE USED FOR CONSTRUCTION		
HBF plus Design 1172 Randrup Drive Suite 103 Towson, MD 21204 (410) 941-7997 truce@hbfplus.com		
DRAWN BY	CHECKED BY	SHEET NUMBER
JOB NO. 21215	DATE	A-1
APPROVED		

2014-064-A

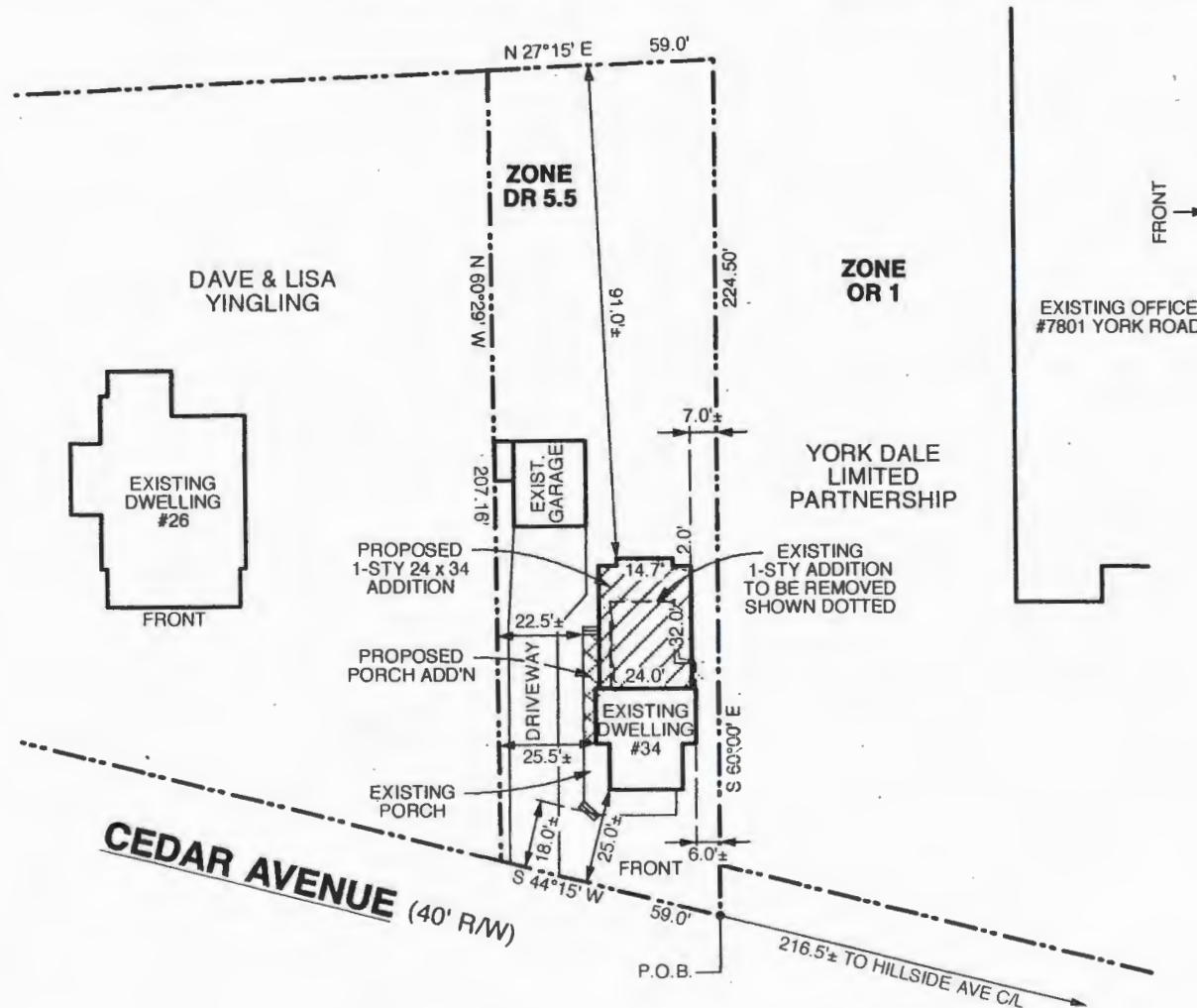


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

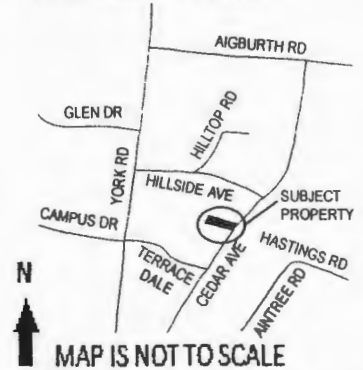
ADDRESS 34 CEDAR AVENUE OWNER(S) NAME(S) CHRISTOPHER H BREADY

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0913855381 DEED REF. # 08908 / 00096



SITE VICINITY MAP



ZONING MAP# 070A3

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____
OR SQUARE FEET 12,685 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:
PUBLIC X PRIVATE _____

SEWER IS:
PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

No

PLAN DRAWN BY HBF PLUS DESIGN DATE 7/17/13 SCALE: 1 INCH = 50 FEET