

IN RE: PETITION FOR ADMIN. VARIANCE

(212 Montrose Avenue)

1st Election District

1st Council District

Laurie G. Gregg

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0275-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, Laurie G. Gregg. The Petitioner is requesting Variance relief from §§ 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition onto the side and front of the existing dwelling, with a front yard setback of 40 ft. and a sum of side yard setbacks of 37 ft. in lieu of the required 60 ft. and 70 ft., respectively. 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 June 28, 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 § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 7-17-14

By BW

the file to indicate that the requested variance would adversely affect the health, safety or general 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 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 17th day of July, 2014, by the Administrative Law Judge for Baltimore County, that a Variance from §§ 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition onto the side and front of the existing dwelling, with a front yard setback of 40 ft. and a sum of side yard setbacks of 37 ft. in lieu of the required 60 ft. and 70 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be 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, 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.

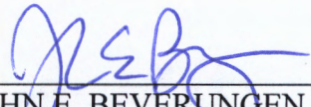
JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-17-14

By DLW

2



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

KEVIN KAMENETZ
County Executive



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

July 17, 2014

Laurie G. Gregg
212 Montrose Avenue
Catonsville, Maryland 21228

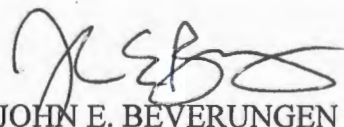
RE: Petition for Administrative Variance
Case No. 2014-0275-A
Property: 212 Montrose Avenue

Dear Ms. Gregg:

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 212 MONTROSE AVE. which is presently zoned PR-2
Deed Reference 31715 10 Digit Tax Account # 0119712690
Property Owner(s) Printed Name(s) LAURIE G. GREGG

(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. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1B02.3.C.1 and 303.1 of B.C.Z.R. to permit an addition onto the side and front of the existing dwelling, with front yard setback of 40 feet and a sum side yard setback of 37 feet in lieu of the required 60 feet and 40 feet respectively.

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

Zip Code

Telephone #

Email Address

Legal Owners:

LAURIE G. GREGG

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature # 2

212 MONTROSE AVE CATONSVILLE MD

Mailing Address

City

State

21228 / 410-455-5392 / Lgregg@ccbcmd.edu

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING
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 7-17-14 day of July 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.

BY

Administrative Law Judge of Baltimore County

CASE NUMBER

2014-0275-A

Filing Date

6/18/14

Estimated Posting Date

6/29/14

Reviewer

AT

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: 212 MONTROSE AVE BALTIMORE MD, 21228-5611
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)

I'm nearing retirement and have health issues that will affect my mobility. My home is close to my children, my doctors, and the hospital. This addition will allow me to have an accessible bathroom, bedroom, laundry room and garage. I won't have to move and I will be able to age in place in the home I love. Currently, the laundry room is in the basement. The only full bathroom on the main floor has a traditional step-in tub/shower and the bathroom is not wide enough to accommodate a wheelchair. Having a garage with room for one car and a future ramp or lift, connected to the house will help me feel safer living on my own. The proposed addition is to the left of the existing house, where the driveway and curb cut-out are now. In order to have sufficient width for the car and ramp or lift, my architect has designed the garage to be 16' wide and to extend forward to the 40' front yard setback. This configuration provides the best access for me to get into the house from the new garage safely, and to get to the new bedroom and bath.

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

Laurie G. Gregg
Signature of Affiant

LAURIE G. GREGG
Name- Print or Type

Signature of Affiant

Name- Print or Type

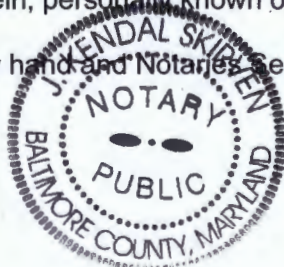
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of June, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notary Seal



Kendall Skirven
Notary Public

6/16/18
My Commission Expires

ZONING DESCRIPTION FOR: 212 MONTROSE AVE.

BEGINNING AT A POINT ON THE WEST SIDE
OF MONTROSE AVE. ^{WHICH IS 40 FT WIDE,} AT A POINT 230 FT. SOUTH-
- WEST OF IDLEWYLD AVE.

THENCE RUNNING S 82°28'28" W 200 FT, THENCE
N 07°30' W 100.9 FT. THENCE N 82°30' E 200 FT, THENCE
S 07°30' E 100 FT. TO THE POINT OF BEGINNING,
CONTAINING 20,000 ^{sq} (0.459 AC±).

AS RECORDED IN LIBER 31715 FOLIO 0014 = DEED
REFERENCE. ALSO KNOWN AS 212 MONTROSE
AVE, and LOCATED IN THE 1ST ELECTION AND 1ST
COUNCIL DISTRICTS OF BALTIMORE COUNTY.

2014-0275-A

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

No. **113809**
 Date: **6/18/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 6/18/2014 6/18/2014 10:37:43 5
 R/S MSDS WALKIN RDS LRB
 RECEIPT # 742788 6/18/2014 OFLN
 NO. 113809
 Recpt Tot \$75.00
 \$75.00 CR 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept Obj	BS Acct	Amount
0001	806		0000	6150				\$ 75-

Total: **\$ 75-**

Rec From:

For:

212 MONTROSE AVENUE

2014-0275-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/28/2014

Case Number: 2014-0275-A

Petitioner / Developer: LAURIE GREGG

Date of Hearing (Closing): JULY 14, 2014

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
212 MONTROSE AVENUE

The sign(s) were posted on: JUNE 28, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

MEMORANDUM

DATE: August 19, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0275-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 18, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-30</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-30, 6-13</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>6-28-14</u> by <u>O'Keefe</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- 0275 -A Address 212 MONTROSE AVENUE

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/18/14 Posting Date: 6/29/14 Closing Date: 7/14/14

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

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 2014 0275 -A Address 212 MONTROSE AVENUE
Petitioner's Name LAURIE G. GREGG Telephone 410-455-5392
Posting Date: 6/29/14 Closing Date: 7/14/14

Wording for Sign: To Permit AN ADDITION ONTO THE SIDE AND FRONT OF
THE EXISTING DWELLING WITH A FRONT YARD SETBACK OF 40 FEET
AND A SUM SIDE YARD SETBACK OF 37 FEET IN LIEU OF THE
REQUIRED 60 FEET AND 40 FEET RESPECTIVELY

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

July 15, 2014

Laurie Gregg
212 Montrose Avenue
Catonsville MD 21228

RE: Case Number: 2014-0275 A, Address: 212 Montrose Avenue

Dear Ms. Gregg:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 18, 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, reading "W. Carl Richards, Jr." in a cursive style.

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: 6/23/14

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

RE: Baltimore County
Item No. 2014-0275-A
Administrative Variance
Laurie G. Gregg
212 Montrose 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. 2014-0275-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 blue ink, appearing to read 'Steven D. Foster'.

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

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



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

Date:

6/30/14

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

RE: Baltimore County
Item No 2014-0275-A
Administrative Variance
Laurre G. Gregg
212 Montrose Avenue

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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: June 30, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 30, 2014
Item No. 2014-0270, 0271 0274, 0275, 0276, 0277 and 0278

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\ZAC06302014 -.doc

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0119712690			
Owner Information					
Owner Name:	GREGG LAURIE G		Use:	RESIDENTIAL	
Mailing Address:	212 MONTROSE AVE BALTIMORE MD 21228-5611		Principal Residence:	YES	
			Deed Reference:	/31715/ 00014	
Location & Structure Information					
Premises Address:		212 MONTROSE AVE 0-0000		Legal Description:	LT WS MONTROSE AVE 212 MONTROSE AVE 230 SW IDLEWYLDE AVE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0100	0018	0319		0000	
				Assessment Year:	Plat No: Plat Ref:
				2013	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1957	1,507 SF	790 SF	20,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1.000000	YES	STANDARD UNIT	BRICK	2 full/ 1 half	
Value Information					
	Base Value	Value As of 01/01/2013	Phase-In Assessments As of 07/01/2013 As of 07/01/2014		
Land:	172,500	130,500			
Improvements	163,600	266,500			
Total:	336,100	397,000	356,400	376,700	
Preferential Land:	0			0	
Transfer Information					
Seller: COLE CAROLYN M		Date: 02/14/2012		Price: \$440,000	
Type: ARMS LENGTH IMPROVED		Deed1: /31715/ 00014		Deed2:	
Seller: COLE CAROLYN M		Date: 11/12/2008		Price: \$250,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /27445/ 00384		Deed2:	
Seller: SMITH DONALD J		Date: 12/10/2001		Price: \$255,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15840/ 00572		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	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 03/27/2012					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty/\)](http://sdat.resiusa.org/RealProperty/)

District: 01 Account Number: 0119712690



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>).



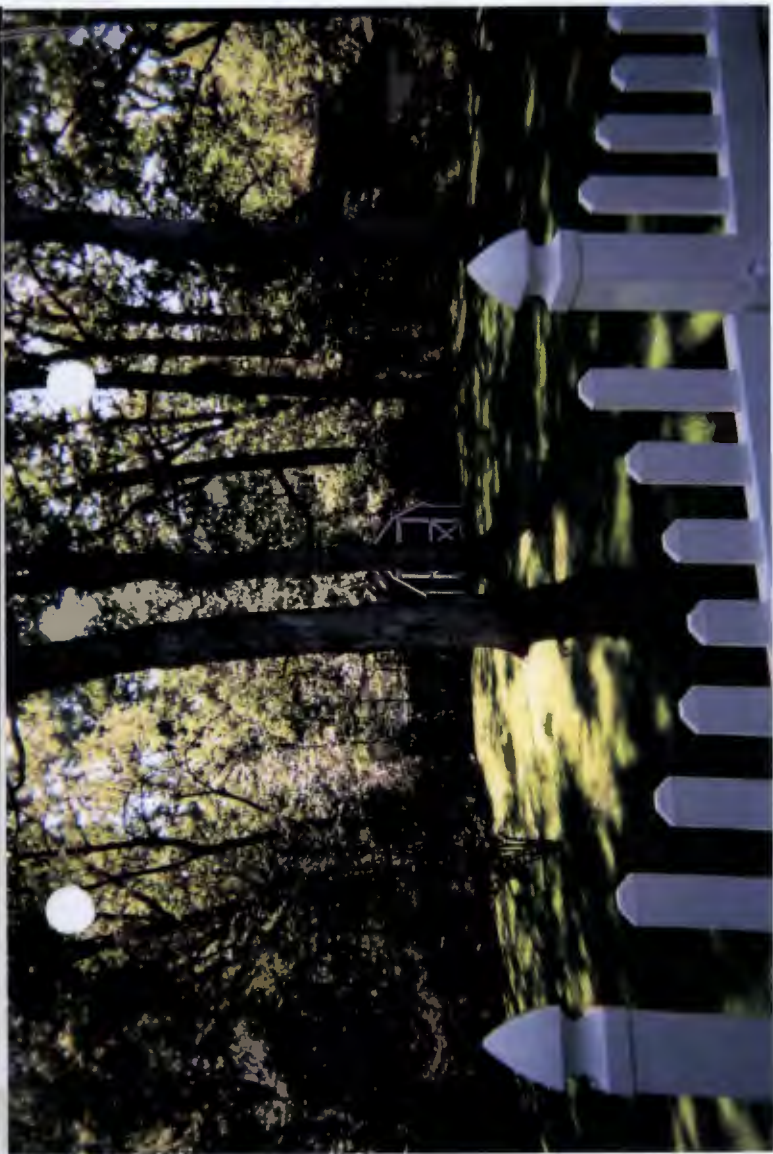
(<http://msweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

→







Case # 2014 - 0275 A



Front Elevation - Gregg Addition - 6.2.14
PLYMOUTHROADARCHITECTS.com 410-788-0281

0116151270

0112840420

0113401900

208

SW 4-G
1 CD

100C2
1 ED

DR 2

0119712690

2100010268

MONTROSE AVE

0108900060

214

0125450200

Pt. Bk. 0000005, Folio 0090

Lot # 70

0104502530

PDM # 018040

Pt. Bk./Folio # 005090B

Lot # 70

1987-0051-A 123350840

Lot # 67

Lot # 67

Lot # 70

2014-0225-A

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A 70 FT.
B 70 FT.
C 70 FT.
D 120 FT.
E 70 FT.
F 70 FT.

LAURIE G. GREGG
applicant's name

212 MONTROSE AVE. (21278)
building address

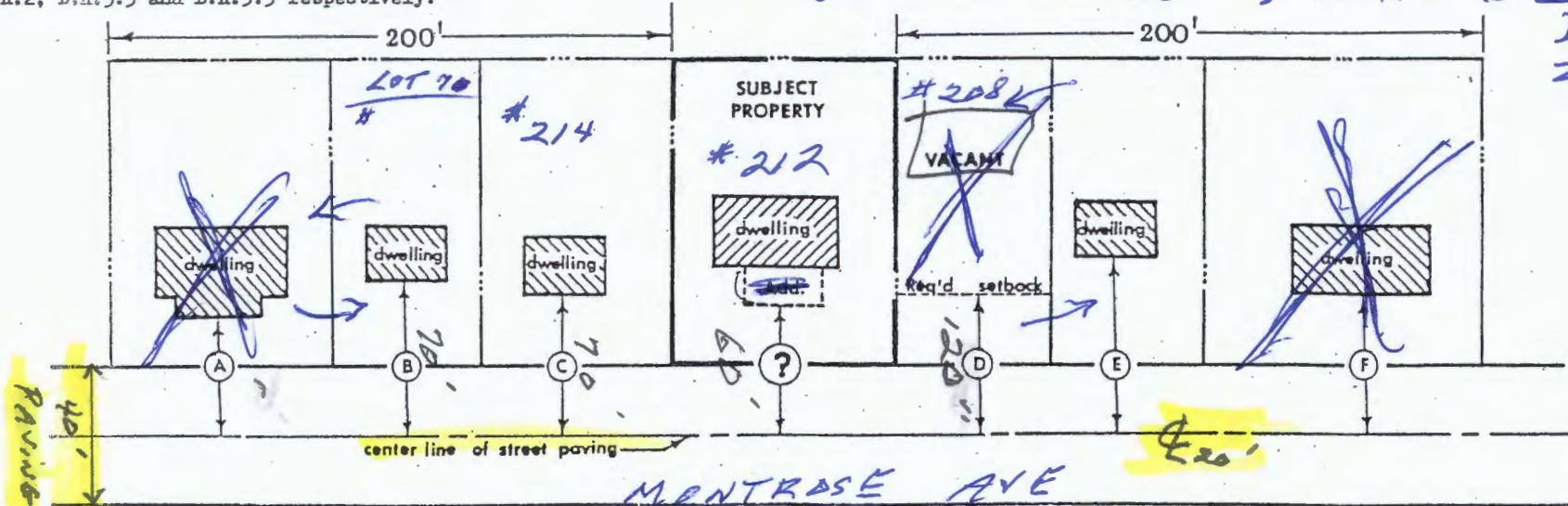
6-14-14
date

TOTAL (260 FT) ÷ (3) = 86.67
of dwellings REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.
D.R.3.5- 55 ft.
D.R.5.5- 50 ft.

* 86 FT - 20 FT = 66 FT > MAX REQ'D 60 FT IN DR 2 ZONE



2014-0275-A

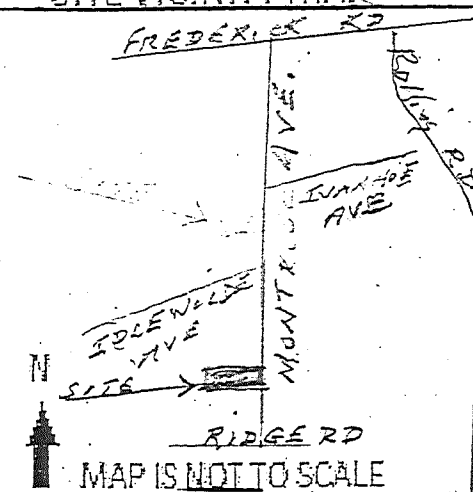
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 212 MONTROSE AVE. (21238) OWNER(S) NAME(S) LAURIE G. GREGG

SUBDIVISION NAME NONE LOT# - BLOCK# - SECTION# -

PLAT BOOK# - FOLIO# - 10 DIGIT TAX# 0119712690 DEED REF.# 31715/92214

SITE VICINITY MAP



ZONING MAP# 100C2 (P14 #544-6)

SITE ZONED DR-2

ELECTION DISTRICT 1ST

COUNCIL DISTRICT 1ST

LOT AREA ACREAGE 0.459

OR SQUARE FEET 20,000

HISTORIC? N/A

IN CBCA? N/A

IN FLOOD PLAIN? N/A

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

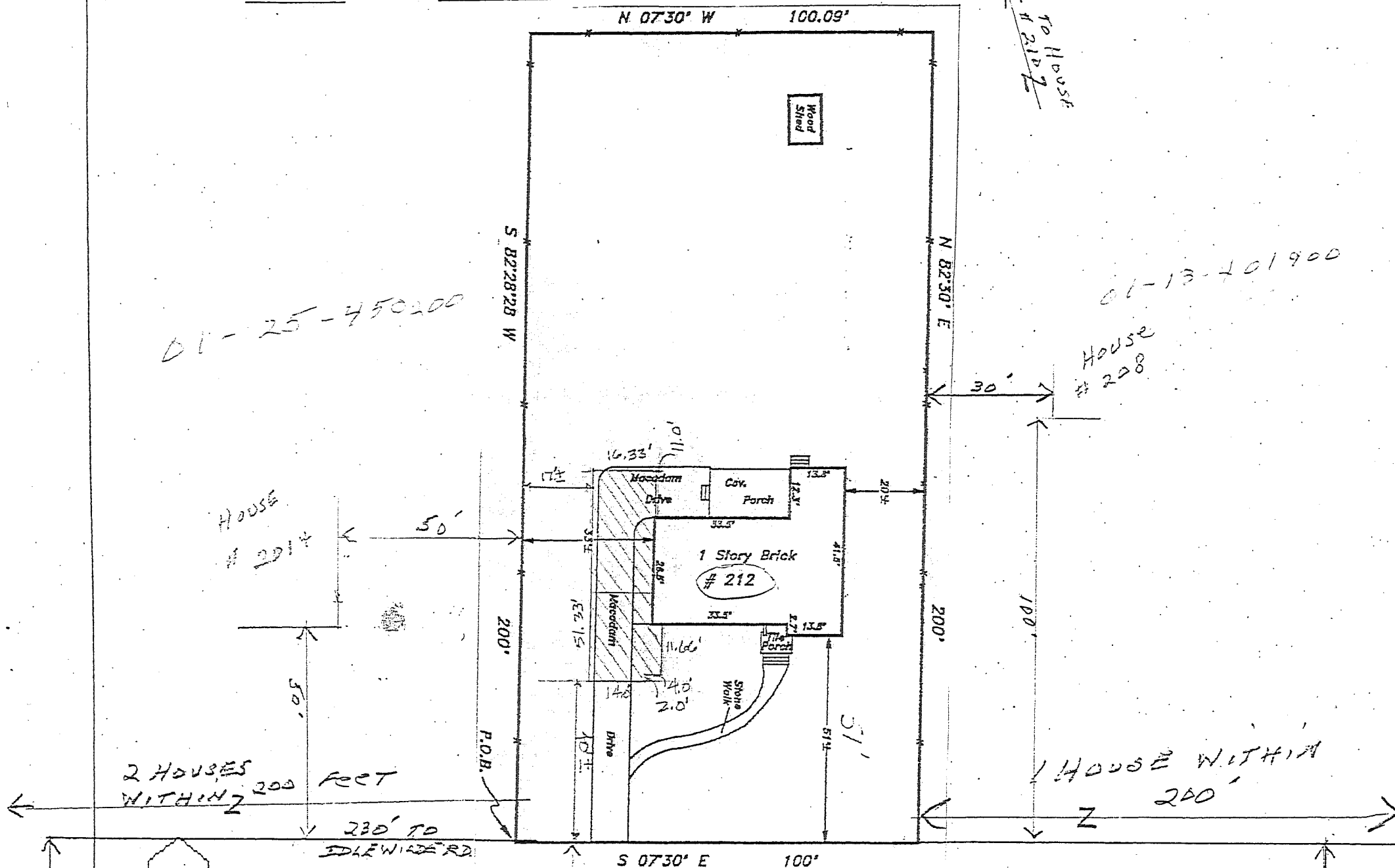
PUBLIC X PRIVATE

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Car. 1



PLAN DRAWN BY J. HODGINS / J. SULLIVAN DATE 6-14-14 SCALE: 1 INCH = 30 FEET

PLAT ALTERED FOR
ZONING PURPOSES ONLY

2014-0275-A