



KEVIN KAMENETZ
County Executive

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

July 30, 2014

Jamie M. Vilcarino
Marcelino A. Vilcarino, Jr.
7817 Birmingham Avenue
Parkville, Maryland 21234

RE: Petition for Administrative Variance
Case No. 2014-0293-A
Property: 7817 Birmingham Avenue

Dear Petitioners:

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

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7817 Birmingham Avenue)		
9 th Election District	*	OFFICE OF
5 th Councilmanic District		
Jamie M. and Marcelino A. Vilcarino, Jr.	*	ADMINISTRATIVE HEARINGS
Petitioners		
	*	FOR BALTIMORE COUNTY
	*	Case No. 2014-0293-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Jamie M. and Marcelino A. Vilcarino, Jr.. The variance request is from Sections 1B01.2.C.1.b and 303.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a front porch addition with a front setback of 21' in lieu of the required 22.94'. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 13, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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 of the public and should therefore be granted. In the opinion of the Administrative Law Judge,

ORDER RECEIVED FOR FILING

Date 7-30-14

By [Signature]

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 Petitioners.

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 30th day of July, 2014, that a Variance from Sections 1B01.2.C.1.b and 303.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a front porch addition with a front setback of 21' in lieu of the required 22.94', be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners 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 7-30-14

By [Signature]



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 7817 Birmingham Ave which is presently zoned _____

Deed Reference 0024020253 10 Digit Tax Account # 0918351740

Property Owner(s) Printed Name(s) Marcelino & Jamie Vilcarino

(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)

Section: 1BO1.2.C.1.b; 303.1

To permit a front porch addition with a front setback of 21 feet in lieu of the required 22.94ft.

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:

Jamie Vilcarino, Marcelino Vilcarino

Name #1 - Type or Print

Name #2 - Type or Print

Jamie Vilcarino, Marcelino Vilcarino

Signature #1

Signature #2

7817 Birmingham Ave Parkville, MD

Mailing Address City State

21234, 410-663-2031, jmr1m@yahoo,

Zip Code Telephone # Email Address com

Representative to be contacted:

Jamie Vilcarino

Name - Type or Print

Jamie Vilcarino

Signature

7817 Birmingham Ave Parkville MD

Mailing Address City State

21234, 410-663-2031, jmr1m@yahoo,

Zip Code Telephone # Email Address com

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 7-30-14 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 2014-0293-A

Filing Date 7/3/2014

Estimated Posting Date 7/13/2014

Reviewer W

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: 7817 Birmingham Ave Parkville MD 21234
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)

We are filing for an administrative variance due to the height at which our house is elevated off of the ground for which we need approximately 8ft of steps to gain entry to our home. This variance will allow us to both recover the square footage that we will lose because we are building a portion of the steps into the porch, which will absorb some of their size, and also allow for added safety when using the steps. This larger space will allow our family to sit on the porch together while still permitting room to maneuver around each other.

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

Jamie Vilcarino
Signature of Affiant
Jamie Vilcarino
Name- Print or Type

Marcelino A. Vilcarino Jr.
Signature of Affiant
Marcelino A. Vilcarino Jr.
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 1st day of July, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Jamie Vilcarino and Marcelino A Vilcarino Jr
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

Jeff Byrce Hill
Notary Public
February 25, 2017
My Commission Expires

ZONING HEARING PROPERTY DESCRIPTION

PART A

Zoning Property Description for 7817 Birmingham Ave.

Beginning at the point on the south east side of Birmingham Ave which is 40ft wide at the distance of 520 feet north east of the centerline of the nearest improved intersection street, Taylor Ave which is 35 feet wide.

PART B-OPTION 2

Subdivision Lot

Being Lot 413 & 414, Block __, Section # __ in the subdivision of Parkville Heights as recorded in Baltimore County Plat Book #7, Folio #38, containing 4000 square ft. Located in the 9th election district and 5th council district.

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

No. **113829**

Date: **7/3/14**

PAID RECEIPT

BUSINESS ACTION TIME
 7/03/2014 7/03/2014 09:55:26

REC WSDT WALKER LINDA LJR
 RECEIPT # 519257 7/03/2014
 Dept 550 ZIMING VERIFICATION
 CT 001 113829

Receipt Tot \$75.00
 \$75.00 OK \$8.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec From: **J. V. Icarino**

For: **7817 Binningham RD**

2014-0293-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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: _____

Petitioner: Marcelino & Jamie Vilcarino

Address or Location: 7817 Birmingham Ave Parkville, MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jamie Vilcarino

Address: 7817 Birmingham Ave
Parkville MD 21234

Telephone Number: 410-663-2031

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0293 -A Address 7817 Birmingham Ave.

Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/3/14 Posting Date: 7/13/14 Closing Date: 7/28/14

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 201 0293 -A Address 7817 Birmingham Ave
Petitioner's Name JAMIE + MARCELINO VILCARINO JR Telephone 410-663-2031
Posting Date: 7/13/14 Closing Date: 7/28/14

Wording for Sign: To permit a front porch addition with a front setback of 21 feet in lieu of the _____
_____ required 22.94. _____

Revised 7/06/11

CERTIFICATE OF POSTING

CASE NO: 2014-0293-A

PETITIONER/DEVELOPER

JAIME VILCAXINO

DATE OF HEARING/CLOSING:

7/28/14

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

ATTENTION:

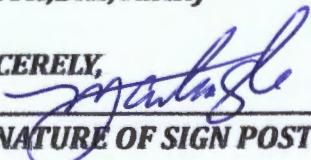
LADIES AND GENTLEMEN:

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 _____

7817 BIRMINGHAM AVE

THIS SIGN(S) WERE POSTED ON 7/13/14
(MONTH, DAY, YEAR)

SINCERELY,

 7/13/14
SIGNATURE OF SIGN POSTER AND DATE:

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



Madan 7/13/14

MEMORANDUM

DATE: September 2, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0293-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 29, 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

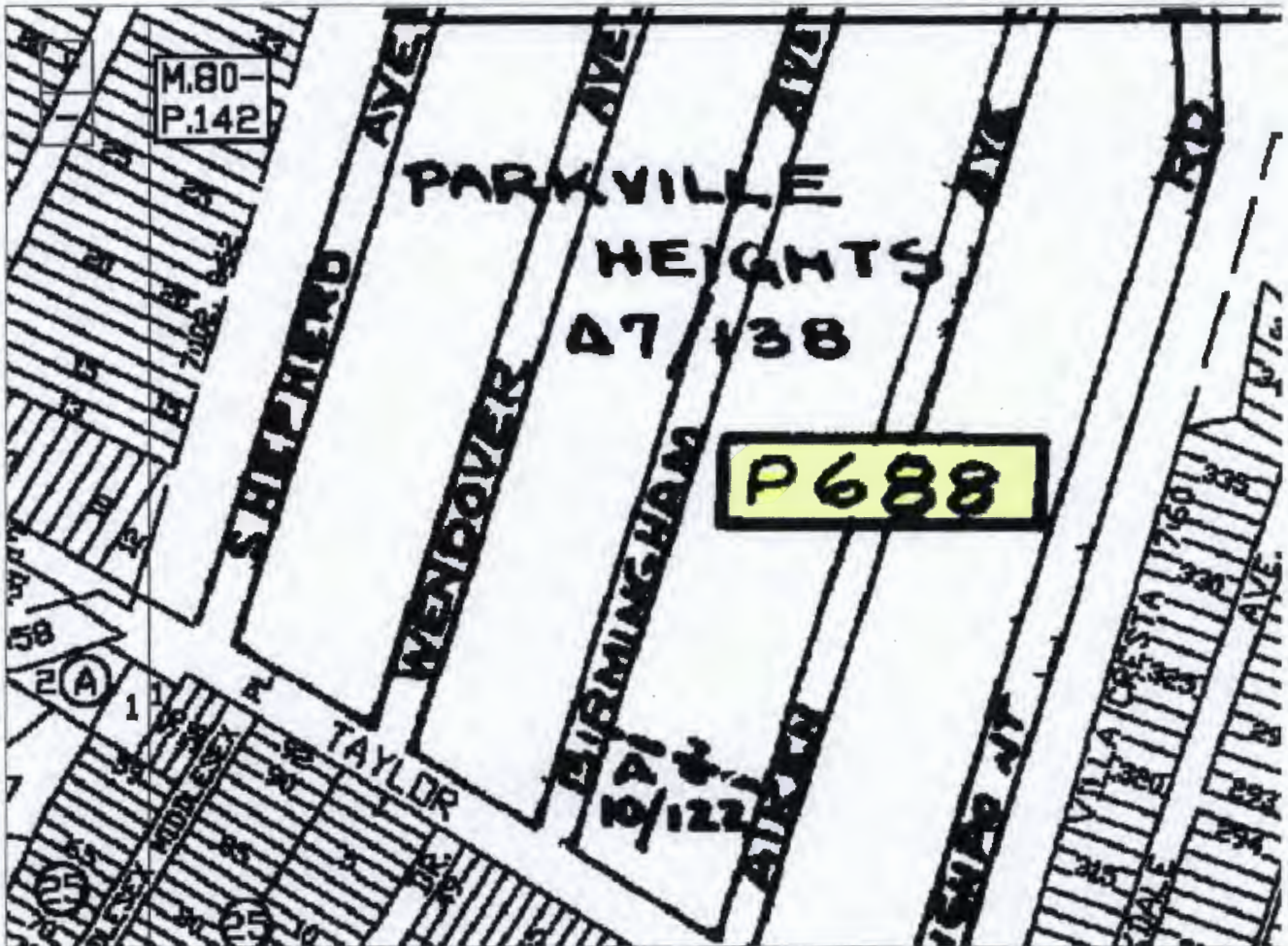
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0918351740			
Owner Information					
Owner Name:	VILCARINO JAMIE M VILCARINO MARCELINO A JR		Use:	RESIDENTIAL	
Mailing Address:	7817 BIRMINGHAM AVE BALTIMORE MD 21234-6405		Principal Residence:	YES	
Deed Reference:			/24020/ 00253		
Location & Structure Information					
Premises Address:		7817 BIRMINGHAM AVE 0-0000		Legal Description:	LT 413,414
PARKVILLE HEIGHTS					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0081	0001	0688		0000	413 2014
Assessment Year:			Plat No:		
2014			0007/0038		
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1953	1,152 SF	360 SF	3,800 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1.500000	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
Base Value		Value	Phase-In Assessments		
		As of	As of	As of	
		01/01/2014	07/01/2013	07/01/2014	
Land:	73,600	88,700			
Improvements	83,300	75,000			
Total:	156,900	163,700	156,900	159,167	
Preferential Land:	0			0	
Transfer Information					
Seller:		Date:		Price:	
RITZ JAMES G		06/16/2006		\$185,000	
Type:		Deed1:		Deed2:	
NON-ARMS LENGTH OTHER		/24020/ 00253			
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		0.00/0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/19/2009					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **09** Account Number: **0918351740**

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/>)

☒ Loading... Please

Loading... Please Wait.

->



KEVIN KAMENETZ
County Executive

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

July 29, 2014

Jamie Jr. & Marcelino Vilcarino
7817 Birmingham Avenue
Parkville MD 21234

RE: Case Number: 2014-0293 A, Address: 7817 Birmingham Avenue

Dear Mr. & Ms. Vilcarino:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 3, 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: 7/14/14

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

RE: Baltimore County
Item No 2014-0293-A
Administrative Variance
Tamiez Marcelino Vilcarino
7817 Birmingham 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. 2014-0293-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



2014-0293-A

2014-0293-A



Lot adjacent to the
left looking at
property 7817
Birmingham Ave



7815 Birmingham Ave



7813 Birmingham Ave

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-14</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>7-13-14</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

7817 Birmingham Avenue 2014-0293-A



Publication Date: 7/3/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILLENCE 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	_____	FT.
B	<u>29</u>	FT.
C	<u>29</u>	FT.
D	_____	FT.
E	<u>34</u>	FT.
F	_____	FT.

TOTAL (92) ÷ (3) = 30.6

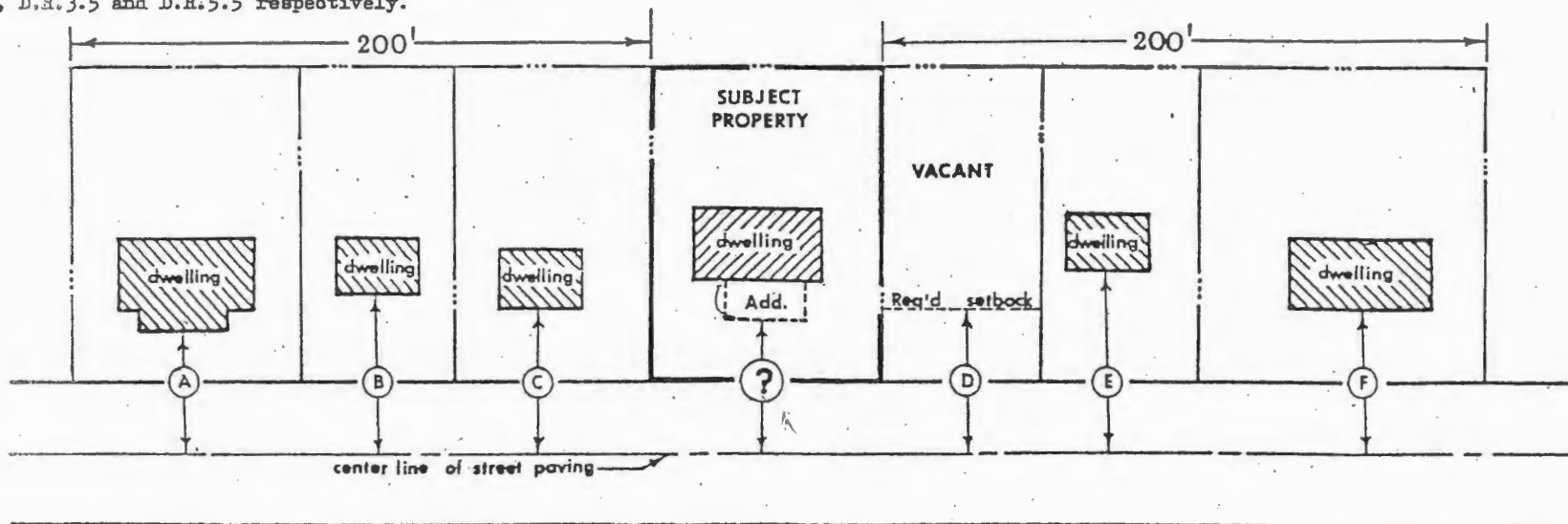
of dwellings REQUIRED FRONT SETBACK (averaged)

$25 \times 30.6 = 7.66'$

Jamie Vilcarino
 applicant's name
7817 Birmingham Ave
 building address
July 1, 2014
 date

NORMAL REQUIRED SETBACKS

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

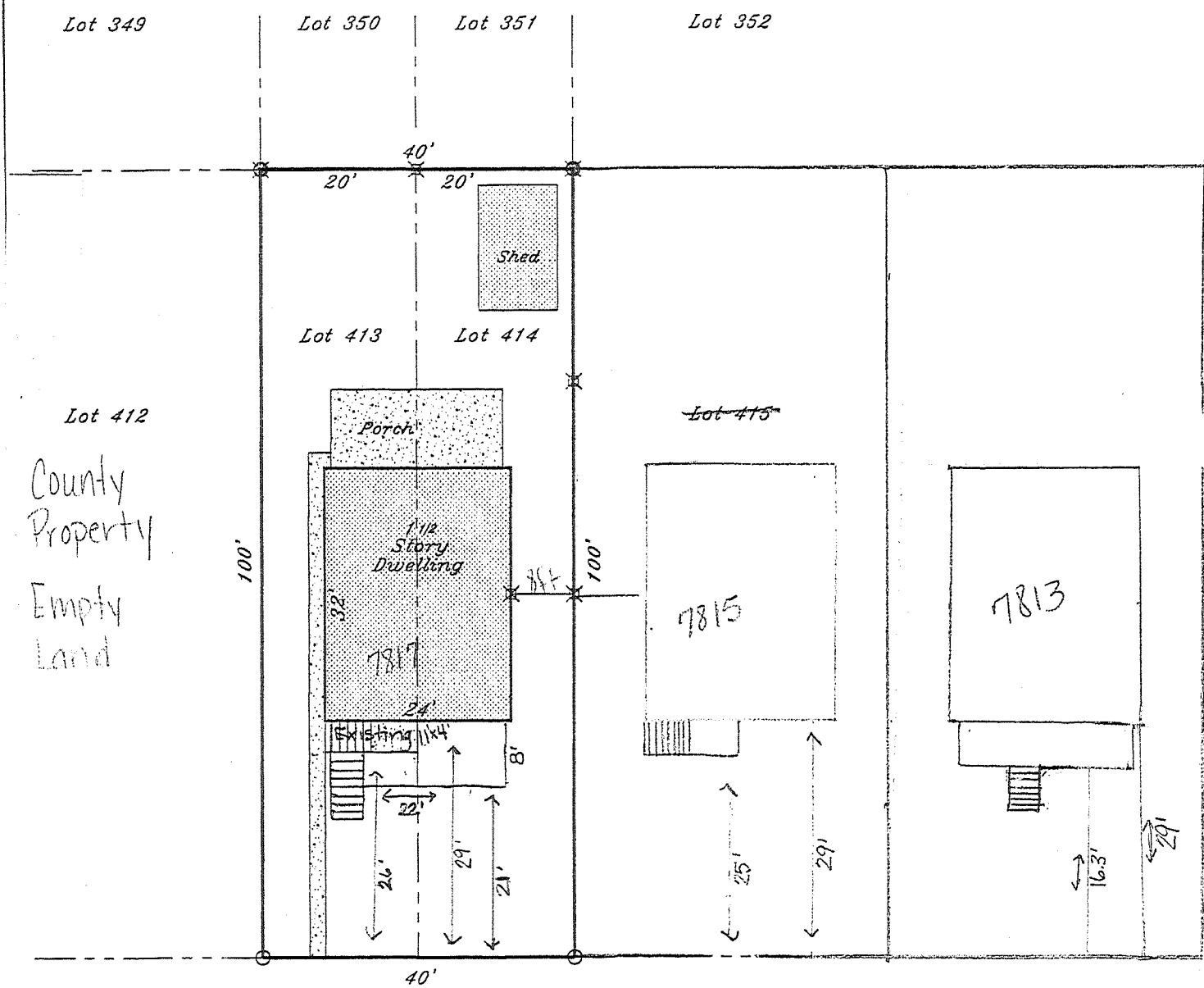


2014-0293-A

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 7817 Birmingham Ave OWNER(S) NAME(S) Marcelino & Jamie Vilcarino
SUBDIVISION NAME Parkville Heights LOT # 413 BLOCK # _____ SECTION # _____
PLAT BOOK # 7 FOLIO # 38 ID DIGIT TAX # 1918351740 DEED REF. # 00240120253

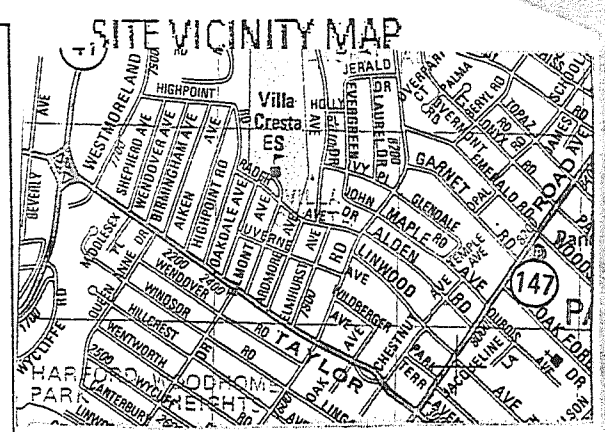
Scale 1"=20'

Lot Number: 413 and 414
Block/Section: -
Plat Reference: Book: 7 Page: 38
Title of Plat: Parkville Heights



BIRMINGHAM AVENUE

PLAN DRAWN BY Jamie Vilcarino DATE 6/30/14 SCALE: 1 INCH = 20 FEET



N
MAP IS NOT TO SCALE
ZONING MAP# 081A1
SITE ZONED DR 5.5
ELECTION DISTRICT 9th
COUNCIL DISTRICT 5th
LOT AREA ACREAGE _____
OR SQUARE FEET 4,000
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

VIOLATION CASE INFO:

Ref.
Exp.
I

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

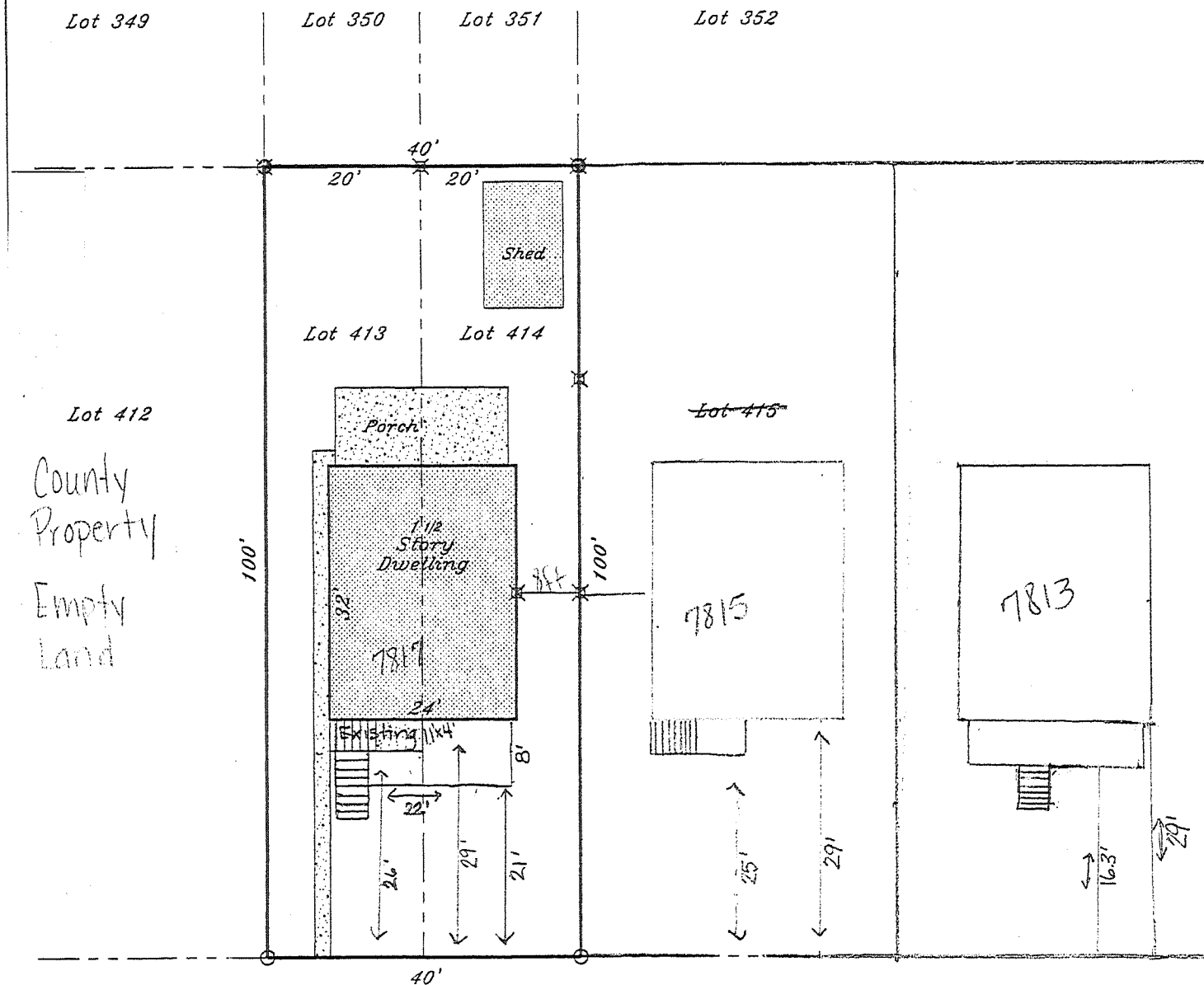
ADDRESS 7817 Birmingham Ave OWNER(S) NAME(S) Marcelino & Jamie Vilcarino

SUBDIVISION NAME Parkville Heights LOT # 413 BLOCK # _____ SECTION # _____

PLAT BOOK # 7 FOLIO # 38 10 DIGIT TAX # 1918351740 DEED REF. # 00240120253

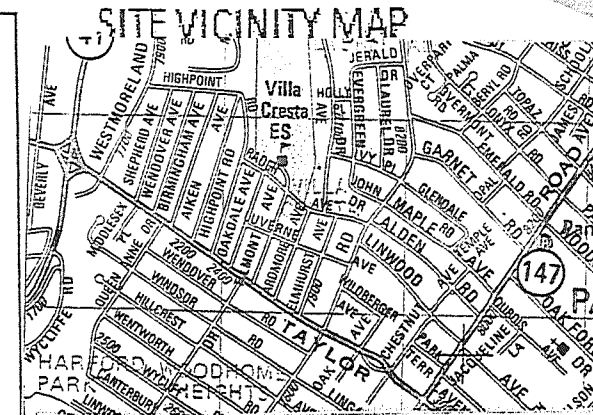
Scale 1"=20'

Lot Number: 413 and 414
Block/Section: -
Plat Reference: Book: 7 Page: 38
Title of Plat: Parkville Heights



BIRMINGHAM AVENUE

PLAN DRAWN BY Jamie Vilcarino DATE 6/30/14 SCALE: 1 INCH = 20 FEET



MAP IS NOT TO SCALE

ZONING MAP# 081A1

SITE ZONED DR 5.5

ELECTION DISTRICT 9th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE _____

OR SQUARE FEET 4,000

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

VIOLATION CASE INFO:
