

IN RE: PETITION FOR ADMIN. VARIANCE *
(600 Allegheny Avenue)
9th Election District *
5th Council District *
Kelly M. Gombeski (nee Simons) *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0009-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Kelly M. Gombeski (nee Simons) ["Petitioner"]. The Petitioner is requesting Variance relief from §§ 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a front addition with a 7 ft. side yard and a 19 ft. front yard setbacks in lieu of the required 10 ft. side yard and 26.5 ft. front yard (front averaging) setbacks respectively, and (2) To permit a rear addition with a 4.75 ft. side yard and a 22 ft. rear yard setbacks in lieu of the required 10 and 30 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 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 July 17, 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

ORDER RECEIVED FOR FILING

Date 8-8-14

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 B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

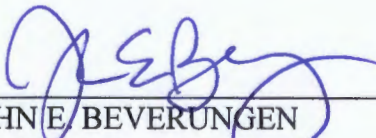
THEREFORE, IT IS ORDERED, this 8th day of August, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from §§ 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a front addition with a 7 ft. side yard and a 19 ft. front yard setbacks in lieu of the required 10 ft. side yard and 26.5 ft. front yard (front averaging) setbacks respectively, and (2) To permit a rear addition with a 4.75 ft. side yard and a 22 ft. rear yard setbacks in lieu of the required 10 and 30 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioners 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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 8-8-14

By [Signature]



KEVIN KAMENETZ
County Executive

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

August 8, 2014

Kellie M. Gombeski (nee Simons)
600 Allegheny Avenue
Baltimore, Maryland 21204

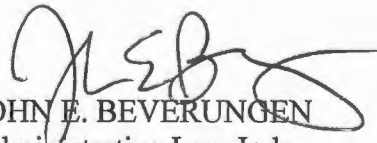
RE: Petition for Administrative Variance
Case No. 2015-0009-A
Property: 600 Allegheny Avenue

Dear Petitioner:

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 Hearings for Baltimore County for the property located at:

Address 600 Allegheny Avenue, Towson MD 21204 Currently zoned D.R. 5.5

Deed Reference 32023 / 38 10 Digit Tax Account # 0902200511

Owner(s) Printed Name(s) Kellie Simon f/k/a Kellie Gombeski

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plot attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 and 303.1 of BCZR to permit a front addition with a 7 feet side yard and a 19 feet front yard setbacks in lieu of the required 10 feet side yard and 26.5 feet front yard (front averaging) setbacks respectively; and from Section 1B02.3.C.1 to permit a rear addition with a 4.75 feet side yard and a 22 feet rear yard setbacks in lieu of the required 10 and 30 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 Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Kellie Simon / Kellie Simon
Name #1 – Type or Print Name #2 – Type or Print
Kellie Simon / Kellie Simon
Signature #1 Signature #2
600 Allegheny Ave Towson MD
Mailing Address City State
21204 / 410.236.8439 / kgombeski@gmail.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
Signature
Mailing Address City State
Date
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0009-A Filing Date 7/11/14 Estimated Posting Date 7/20/14 Reviewer AT

- 8/4/14

Rev 5/8/2014

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 600 Allegheny Avenue Towson MD 21204
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon 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)

Kellie M. Simon
Signature of Owner (Affiant)
Kellie M. Simon f/k/a Kellie Gombarki
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

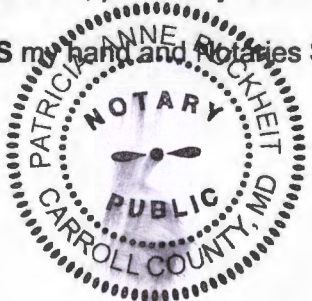
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of July, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Kellie M. Simon, f/k/a Kellie M. Gombarki

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public

11/16/2014

My Commission Expires

2015-0009-A

Attachment A

I am proposing a 20'x25' two story addition to the rear side of my existing dwelling and a 13'x9' addition to the front of my existing dwelling (enclosing part of the existing front porch) in order to create additional living space for my growing family. Since purchasing the property I have since married. My husband has a son and I am expecting a daughter in October, 2014.

Several special circumstances and conditions peculiar to the land exist thereby making strict compliance with the zoning regulations a practical difficulty and unreasonable hardship.

1. I am handicapped by the shape of my lot. My property is unusual and unique. It is an odd shaped lot with a very narrow backyard and is double fronted by Allegheny Avenue in the front and North Bend Avenue in the rear. Due to the irregular shape and location of my lot I cannot create additional living space without variance. Further, the lot size itself does not lend itself to any additions of adequate size without variance.
 - a. Strict compliance with the zoning regulations would not make it possible for me to construct an addition on my property for additional living space without variance.
 - b. My lot is too small and irregular to place the proposed addition in any locations other than as shown on the Hearing Plan.
 - c. Various neighbors have the exact type of addition I am proposing. The addition I am proposing would not be a detriment as it is compatible and characteristic of homes located in the neighborhood currently.

I am handicapped by these conditions and special circumstances peculiar to my land requiring the proposed additions to be erected on the rear side and in the front of my property. In my efforts to create additional living space for my growing family strict compliance with the zoning regulations presents a practical difficulty and unreasonable hardship.

ZONING DESCRIPTION FOR 600 Allegheny Avenue, Towson, MD 21204

BEGINNING FOR THE SAME in the center of Allegheny Avenue at the beginning of the third or North 26 degrees 18 minutes East 118 feet 10 inches line of the parcel of land which by Deed dated April 27, 1929, and recorded among the Land Records of Baltimore County in Liber LMC No. 818, folio 459, was conveyed by Millard L. Saulsbury and wife, to William C.F. Hannibal and wife, running thence binding on said line North 26 degrees, 18 minutes East 118 feet 10 inches to the corner of a road 20 feet wide, and to intersect the last or South 42 degrees 48 minutes East 300 feet line of that parcel of land which by Deed dated August 4, 1922 and recorded among the Land Records of Baltimore County in Liber WPC No. 558, folio 460, was conveyed by Richard H. Pleasants and Marie R. Pleasants, his wife, to Millard L. Saulsbury and wife, running thence North 42 degrees 8 minutes West 33 feet 4 inches, running thence for a line of division, South 34 degrees 40 minutes West 140 feet 9 inches to the center of Allegheny Avenue, South 73 degrees 28 minutes East 52 feet 4 and one half inches to the place of beginning. The improvements thereon being known as No. 600 Allegheny Avenue.

As recorded in Deed Liber No 32023, Folio 38.

2015-0009-A

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

No. **113839**
 Date: **7/11/14**

PAID RECEIPT

BUSINESS ACTUAL TIME BOM
 7/11/2014 7/11/2014 09:23:18 3

REG US03 WALKIN ACHA AND
 > RECEIPT # 459104 7/11/2014 OFLN

Dept. 5 528 ZONING VERIFICATION
 NO. 113839

Receipt Tot \$75.00
 \$75.00 CK \$1.00 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-
Total:									\$75-

Rec From: **KELLIE SIMONS**

For: **600 ALLEGHENY AVE**

2015-0007-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: JULY 17, 2014

RE: Project Name: 600 ALLEGHENY AVENUE

Case Number /PAI Number: 2015-0009-A

Petitioner/Developer: KELLIE SIMMONS

Date of Hearing/Closing: AUGUST 4, 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 600 ALLEGHENY AVENUE

The sign(s) were posted on JULY 17, 2014

(Month, Day, Year)

David W Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

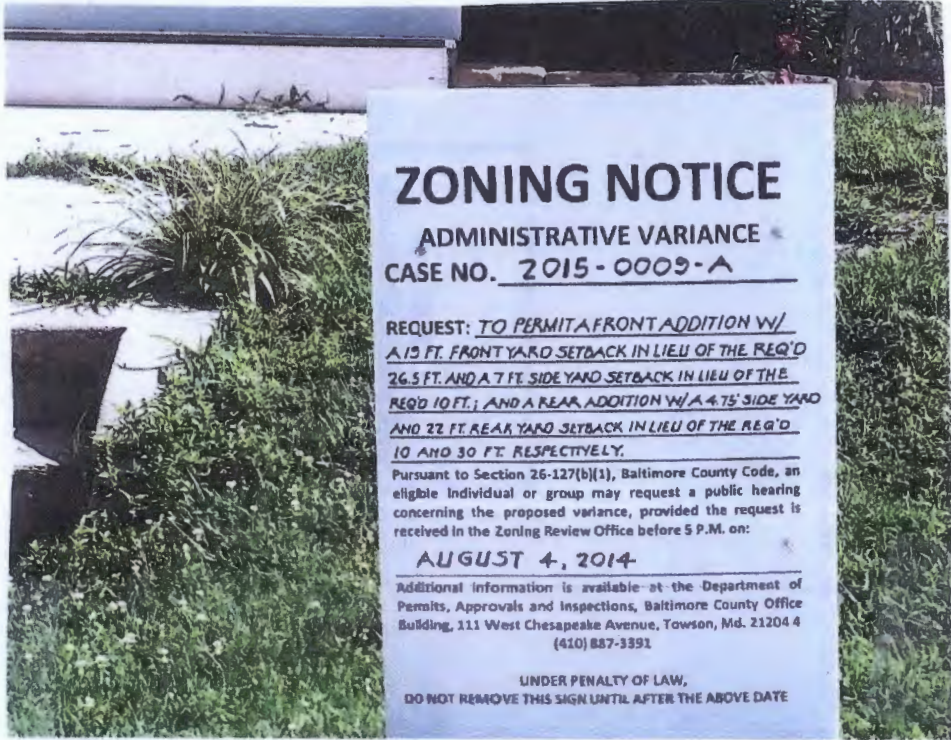
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



ZONING NOTICE

ADMINISTRATIVE VARIANCE
CASE NO. 2015-0009-A

REQUEST: TO PERMIT A FRONT ADDITION W/
A 13 FT. FRONT YARD SETBACK IN LIEU OF THE REQ'D
26.5 FT. AND A 7 FT. SIDE YARD SETBACK IN LIEU OF THE
REQ'D 10 FT.; AND A REAR ADDITION W/ A 4.75' SIDE YARD
AND 22 FT. REAR YARD SETBACK IN LIEU OF THE REQ'D
10 AND 30 FT. RESPECTIVELY.

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 the request is received in the Zoning Review Office before 5 P.M. on:

AUGUST 4, 2014

Additional information is available at the Department of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204-4 (410) 887-3391

UNDER PENALTY OF LAW,
DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015 0009 -A Address 600 ALLEGHENY AVE.

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

Filing Date: 7/11/14 Posting Date: 7/20/14 Closing Date: 8/4/14

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 2015 0009 -A Address 600 ALLEGHENY AVENUE
Petitioner's Name KELLIE SIMMONS Telephone 410-236-8439

Posting Date: 7/20/14 Closing Date: 8/4/14

Wording for Sign: To Permit A FRONT ADDITION WITH A 19 FEET FRONT
YARD SETBACK IN LIEU OF THE REQUIRED 26.5 FEET AND A
7 FEET SIDE SETBACK IN LIEU OF THE REQUIRED 10 FEET;
AND TO PERMIT A REAR ADDITION WITH A 4.75 FEET SIDE
YARD AND 22 FEET REAR YARD SETBACK IN LIEU
OF THE REQUIRED 10 AND 30 FEET RESPECTIVELY.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

August 4, 2014

Kellie Simons
600 Allegheny Avenue
Towson MD 21204

RE: Case Number: 2015-0009 A, Address: 600 Allegheny Avenue

Dear Ms. Simons:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 11, 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: 7/21/14

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

RE: Baltimore County
Item No 2015-0009-A
Administrative Variance
Kellie Simmons
600 Allegheny 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. 2015-0009-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief/
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: July 28, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For July 21, 2014
Item No. 2015- 0002, 0009, 0010, 0011 and 0012

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

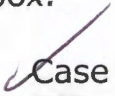
DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC07282014 -.doc

M E M O R A N D U M

DATE: September 9, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0009-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 8, 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>7-28</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-21</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>7-17</u> by <u>Bellingrey</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0902200511			
Owner Information					
Owner Name:	GOMBESKI KELLIE M		Use:	RESIDENTIAL	
Mailing Address:	600 ALLEGHENY AVE BALTIMORE MD 21204-4234		Principal Residence:	YES	
			Deed Reference:	/32023/ 00038	
Location & Structure Information					
Premises Address:		600 ALLEGHENY AVE 0-0000		Legal Description:	LT NS ALLEGHENY AV 600 ALLEGHENY AVE 175 W OF WOODBINE AVE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0070	0007	0426		0000	2014
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1929	1,200 SF		5,418 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2.000000	YES	STANDARD UNIT	WOOD SHINGLE	2 full	1 Detached
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2013 As of 07/01/2014		
Land:	149,500	119,500			
Improvements	105,100	110,600			
Total:	254,600	230,100	254,600	230,100	
Preferential Land:	0			0	
Transfer Information					
Seller: GOMBESKI KELLIE M		Date: 05/04/2012	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /32023/ 00038	Deed2:		
Seller: SUDER JOANNE L		Date: 05/01/2006	Price: \$295,900		
Type: NON-ARMS LENGTH OTHER		Deed1: /23759/ 00548	Deed2:		
Seller: SUDER ROBERT B		Date: 02/04/2002	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /16061/ 00418	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 08/26/2008					

New Search (<http://sdat.resiusa.org/RealProperty>)

This is a detailed black and white map of a residential area in the Bronx, New York. The map shows a grid of streets including CHELSEA ST, ROUND ST, ALLEGANY AVE, and VILLAGE BL. Numerous lots are numbered, and many are labeled with 'P.' followed by a number (e.g., P.197, P.821, P.206). A small area is highlighted with a box and labeled 'P.197'.

Order the **TAX MAP** [click here...](#)

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

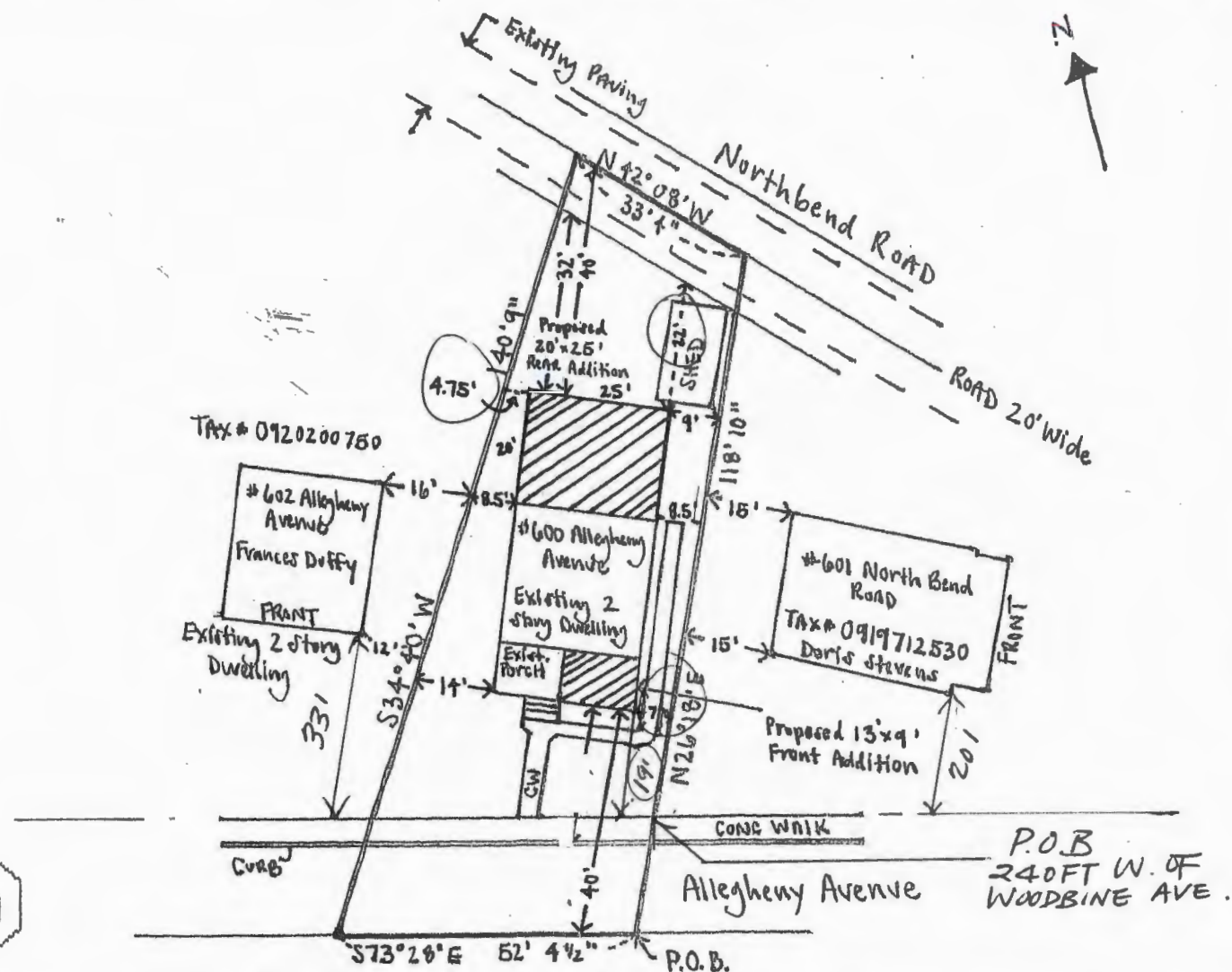
→

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

ADDRESS 600 Allegheny Avenue OWNER(S) NAME(S) Kellie M. Simons

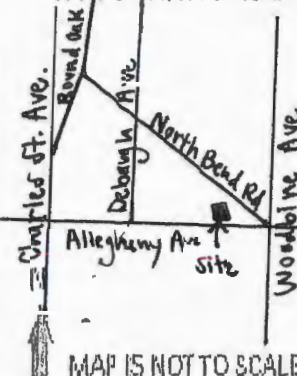
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 09102200511 DEED REF. # 32023/ 38



PLAN DRAWN BY Kellie M. Simons DATE 7/11/14 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 070A1

SITE ZONED PR5.5

ELECTION DISTRICT 9th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE 0.124

OR SQUARE FEET 5,418

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

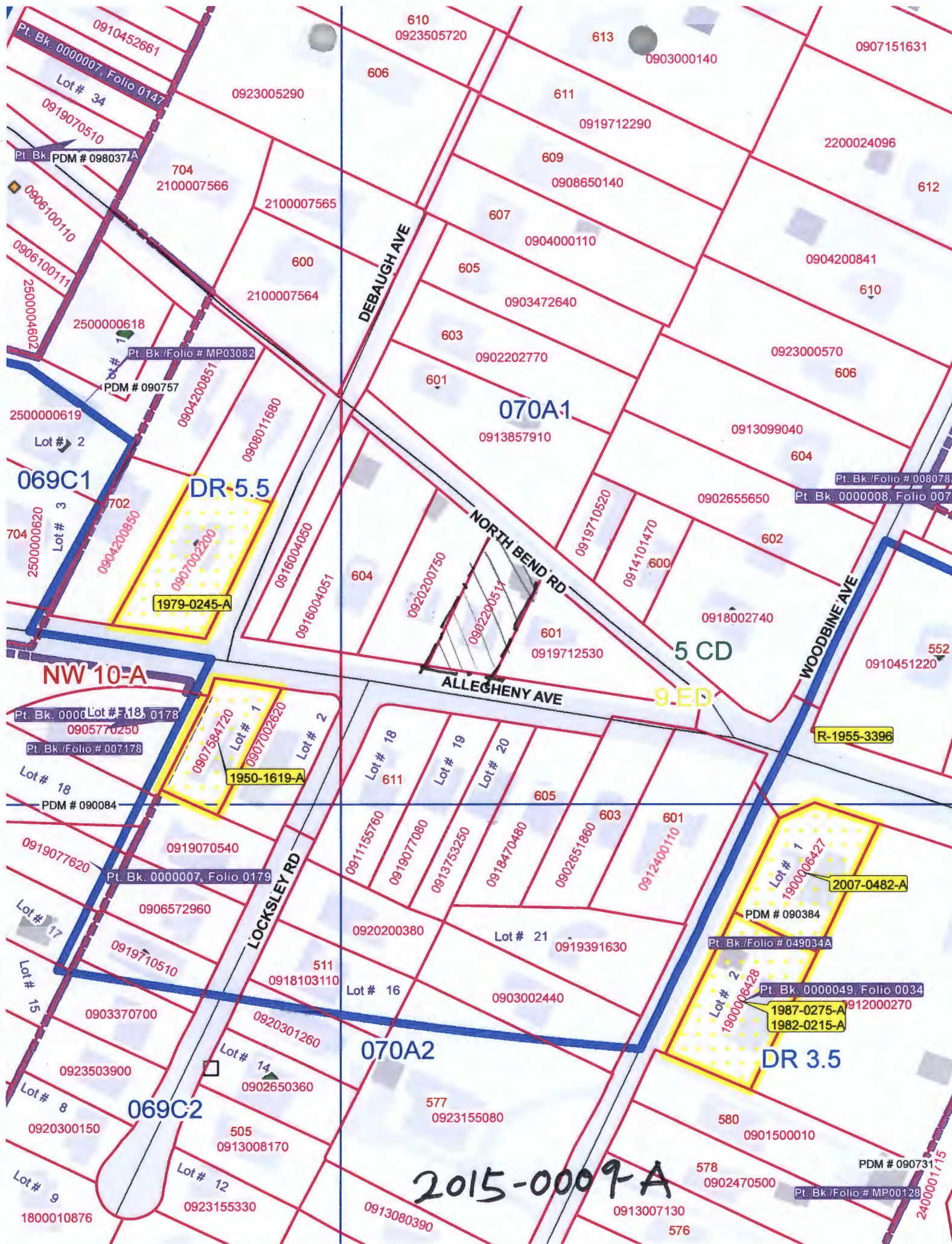
NO

VIOLATION CASE INFO:

NO

Per. Exh. 1

2015-0009-A



2015-0009-A



Location of proposed 20'x25' two story rear addition



Location of proposed 13'x9' Front addition (enclosing part of existing front porch)



Front View showing right adjacent property - 601 North Bend Rd.



Front View - 600 Allegheny Avenue



Front View showing left adjacent property - 602 Allegheny Avenue