

MEMORANDUM

DATE: March 17, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0151-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 16, 2015. 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(1440 Burton Way)
8th Election District *
3rd Councilmanic District *
William C. and Monica Brecka *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0151-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, William C. and Monica Brecka. The variance request is from Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed addition with a side yard setback of 8 ft. and an existing garage with a setback of 2 ft. in lieu of the required 10 ft. and 2.5 ft. respectively. 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 22, 2015, 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, the

ORDER RECEIVED FOR FILING

Date 2-12-15

By [Signature]

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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 12th day of February 12, 2015, that a Variance from Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed addition with a side yard setback of 8 ft. and an existing garage with a setback of 2 ft. in lieu of the required 10 ft. and 2.5 ft. respectively, be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

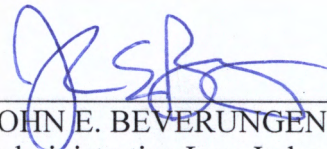
1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 2-12-15 2

By pw

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 2-12-15

By DLW 3



KEVIN KAMENETZ
County Executive

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

February 12, 2015

William C. Brecka
Monica Brecka
1440 Burton Way
Lutherville, Maryland 21093

RE: Petition for Administrative Variance
Case No. 2015-0151-A
Property: 1440 Burton Avenue

Dear Mr. and Mrs. Brecka:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

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 1440 BURTON AVE., LUTHERVILLE, MD 21093 Currently zoned DR-5.5
 Deed Reference 1 10 Digit Tax Account # 0808069350
 Owner(s) Printed Name(s) WILLIAM BRECKA + MONICA BRECKA

(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/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** ADMINISTRATIVE VARIANCE from Section(s) 1302.3.C.1 and 400.1 to permit a proposed addition with a side yard setback of 8 ft. and an existing garage with a setback of 2 ft. in lieu of the required 10 ft. and 2.5 ft., 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):

WILLIAM BRECKA / MONICA BRECKA
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
 Signature #1 Signature #2

Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

WILLIAM BRECKA
 Name - Type or Print
[Signature]
 Signature
1440 BURTON AVE., LUTHERVILLE, MD
 Mailing Address City State
21093 1646-841-2238 / WBRECKA@YMAIL.COM
 Zip Code Telephone # Email Address

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

ORDER RECEIVED FOR FILING
2-12-15
[Signature]
 Name- Type or Print
[Signature]
 Signature
[Signature]
 Date
 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 2015-0151-A Filing Date 1/12/15 Estimated Posting Date 1/25/15 Reviewer BK

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: 1440 BURTON AVE, LUTHERVILLE, MD 21093
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)

SINCE WE ARE DESIROUS OF ACCOMODATING OUR GRAND CHILDREN
AND THE PROSED IMPROVEMENTS DO NOT MEET MIN. SET BACKS,
EVEN THOUGH THE HOUSE WAS BUILT IN 1904.

ALSO, THE GARAGE, WHICH EXISTS, WITH A 2' SIDE BE
DECLARED A LEGAL USE.

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

William C Brecka
Signature of Owner (Affiant)

Monica A Brecka
Signature of Owner (Affiant)

WILLIAM C BRECKA
Name- Print or Type

MONICA A BRECKA
Name- Print or Type

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

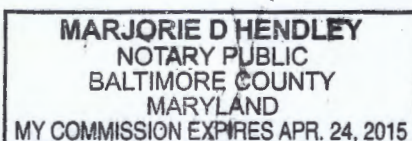
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of January, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: William C Brecka and Monica A Brecka

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

AS WITNESS my hand and Notaries Seal



Marjorie D Hendley
Notary Public
April 24, 2015
My Commission Expires

ZONING DESCRIPTION

Zoning Description For 1440 Burton Avenue

Beginning at a point on the West side of B, which is 50 feet wide at the distance of 260 ft. south of the centerline of the nearest improved intersecting street Seminary Avenue, which is 100 ft. wide.

BEGINNING for the same at a point in the fourth line of the land which by Deed dated July 9, 1885, and recorded among the Land Records of Baltimore County in Liber W.M.I., No. 148, folio 430, etc. was granted and conveyed by Jasper M. Berry, et al. to D. Hopper Emory distant 130 feet from the beginning thereof running thence with the said fourth line as now surveyed (July, 1941) South 05 degrees 15 minutes West 63 feet, thence at a right angle with said fourth line as now run South 84 degrees 45 minutes East 229 feet to the center of a private avenue 50 feet wide to be left open for the use in common of purchasers of parts of the whole tract as a private right of way and not intended to be dedicated to the use of the public, thence with the center of said avenue North 05 degrees 15 minutes East 63 feet, thence at a right angle to the said avenue and parallel with the second line in this deed North 84 degrees 45 minutes West 229 feet to the place of beginning.

Containing 14,427 square feet and located in the 8th Election District, 3rd Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0151 -A Address 1440 Burton Ave.

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

Filing Date: 1/12/15 Posting Date: 1/25/15 Closing Date: 2/09/15

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- 0151 -A Address 1440 Burton Ave.

Petitioner's Name William & Monica Brecka Telephone 646-841-2238

Posting Date: 1/25/15 Closing Date: 2/09/15

Wording for Sign: To permit a proposed addition with a side
yard setback of 8 ft. and to approve an existing garage with
a setback of 2 ft. in lieu of the required 10 ft. and 2.5 ft.,
respectively.

Revised 7/18/14

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: 2015-0151-A

Petitioner: _____

Address or Location: 1440 BURTON AVE, LUTHERVILLE, MD
21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: GUM BRECKA

Address: 1440 BURTON AVE
LUTHERVILLE, MD 21093

Telephone Number: 646-841-2238

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/23/2015

Case Number: 2015-151-A

Petitioner / Developer: WILLIAM & MONICA BRECKA

Date of Hearing (Closing): FEBRUARY 9, 2015

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:
1440 BURTON AVENUE

The sign(s) were posted on: JANUARY 22, 2015



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)

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>1-23</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>1-22</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>1-22-15</u>	by <u>O'Keefe</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 08 Account Number - 0808069350						
Owner Information									
Owner Name:			BRECKA WILLIAM C BRECKA MONICA			Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:			1440 BURTON AVE TIMONIUM MD 21093-			Deed Reference:		/35490/ 00140	
Location & Structure Information									
Premises Address:			1440 BURTON AVE TIMONIUM 21093-			Legal Description:		LT WS BURTON AV 250 S SEMINARY AV	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	
0060	0017	0291		0000				2014	
Special Tax Areas:				Town: Ad Valorem: Tax Class:					NONE
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1904		1,354 SF				14,427 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		STANDARD UNIT	SIDING	1 full	1 Detached				
Value Information									
Base Value			Value		Phase-in Assessments				
			As of 01/01/2014		As of 07/01/2014		As of 07/01/2015		
Land:			101,300						
Improvements			98,100						
Total:			199,400		193,300		193,300		
Preferential Land:			0				0		
Transfer Information									
Seller: GAULT ALLISON F			Date: 10/22/2014			Price: \$335,000			
Type: ARMS LENGTH IMPROVED			Deed1: /35490/ 00140			Deed2:			
Seller: TILLMAN DAVID F			Date: 11/03/2004			Price: \$330,000			
Type: ARMS LENGTH IMPROVED			Deed1: /20925/ 00691			Deed2:			
Seller: TILLMAN DAVID F			Date: 01/28/1993			Price: \$86,700			
Type: ARMS LENGTH IMPROVED			Deed1: /09575/ 00596			Deed2:			
Exemption Information									
Partial Exempt Assessments:			Class		07/01/2014		07/01/2015		
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: Application received									

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

[illegible]

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

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

Loading... Please Wait.



KEVIN KAMENETZ
County Executive

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

February 10, 2015

William & Monica Brecka
1440 Burton Avenue
Lutherville MD 21093

RE: Case Number: 2015-0151 A, Address: 1440 Burton Avenue

Dear Mr. & Ms. Brecka:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 12, 2015. 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 written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 1/22/15

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

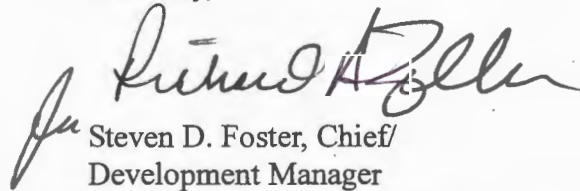
RE: Baltimore County
Item No 2015-0151-A
Administrative Variance
1440
Burton Way.

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. 2015-0151-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: January 23, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2015
Item No. 2015-0149, 0150, 0151, 0152, 0154 and 0155

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\ZAC01232015 -.doc



South Property Line



North Property Line



Western End Of Northern Property Line



Rear Of 1440 Burton Ave.



South Property Line & Rear Of Improvements To The South



1440 Burton Ave. South Side



South Property Line Looking West



1440 Burton Ave. Garage



Burton Ave. South of 1440



Burton Ave. North Of 1440

PAI # 088018

Pt. Bk./Folio # 035118

DR 16

1600007725

1966-0219-X

PAI # 088018

W SEMINARY AVE

W SEMINARY AVE

707
0801036063

705 703
0808068280

0808032025

0814066001

0814066000

0808001231

0808001230

0823078350

1442

0808069350

1440

0803051870

1438

0802086051

1436

0802085825

1434

1989-0377-A

2100014629

0808030875

1430

2003-0497-A

PAI # 080029

0805077070

Lot # 5

PAI # 080029

1428

Pt. Bk./Folio # 019027B

Pt. Bk. 0000019, Folio 0027

PAI # 080868
PAI # 080868
PAI # 080868

635

Pt. Bk./Folio # MP08022

633

0807029151

1449

1447

0807029150

629

1700010840

1445

DR 5.5

1700011851

1441

1439

1700011852

PAI # 080619

2200008994

PAI # 080619

Pt. Bk./Folio # MP91071

PAI # 080619

0804023000

PAI # 080619

1433

0805061977

1431

NW 12-B

060C3

8 ED

3 CD

DR 1

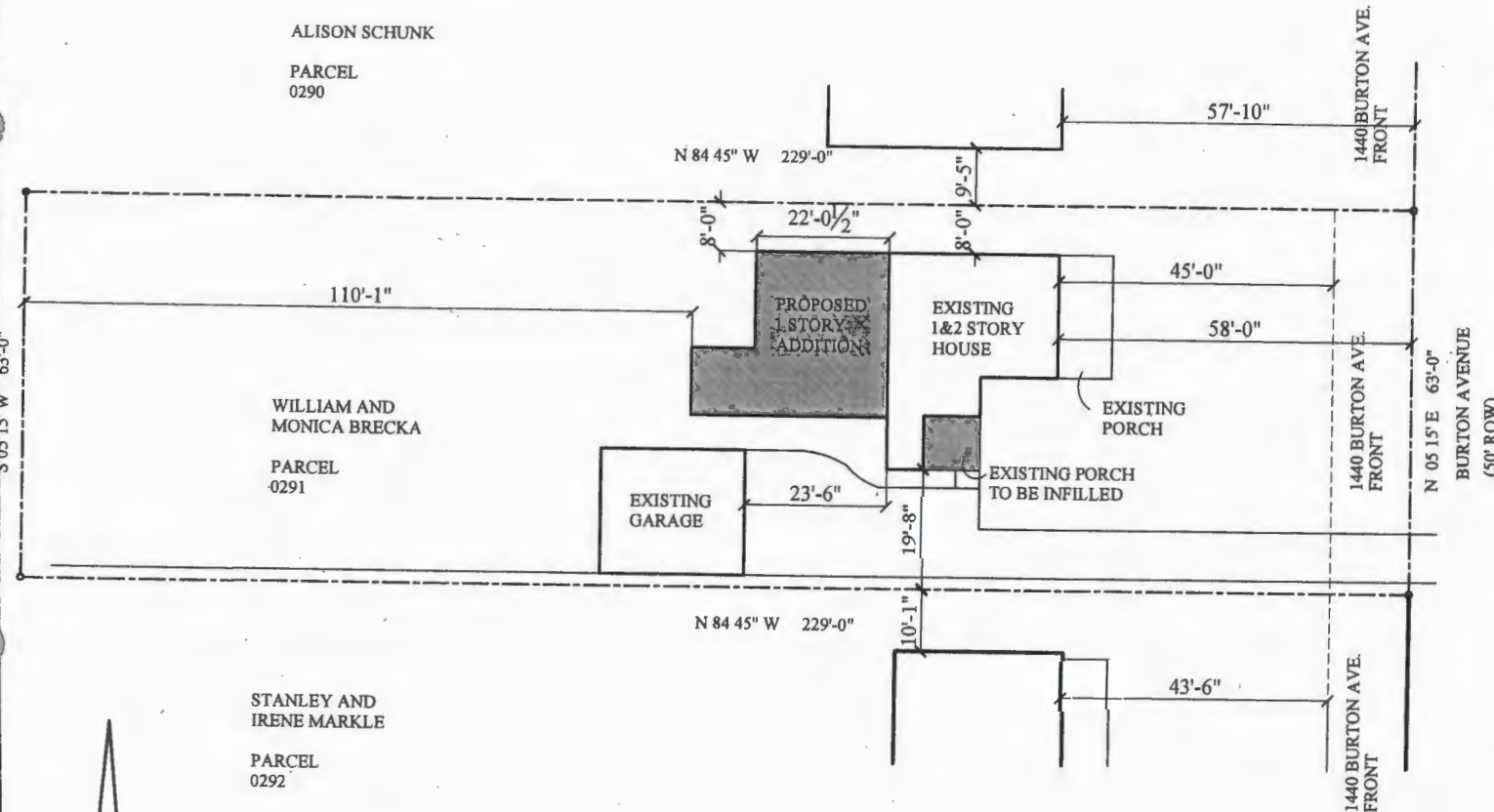
0802000057

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

ADDRESS 1440 BURTON AVE, LUTHERVILLE OWNER(S) NAME(S) WILLIAM + MONICA BRECKA

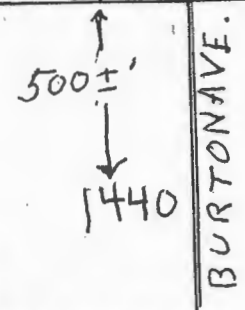
SUBDIVISION NAME NA LOT # NA BLOCK # NA SECTION # NA

PLAT BOOK # NA FOLIO # NA 10 DIGIT TAX # 0808069350 DEED REF. # 35490/00140



PLAN DRAWN BY CCCB DATE 1/12/15 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP
WEST SEMINARY RD



MAP IS NOT TO SCALE

ZONING MAP# 060C3

SITE ZONED DR5.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 0.33

OR SQUARE FEET 14,427

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? NA

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

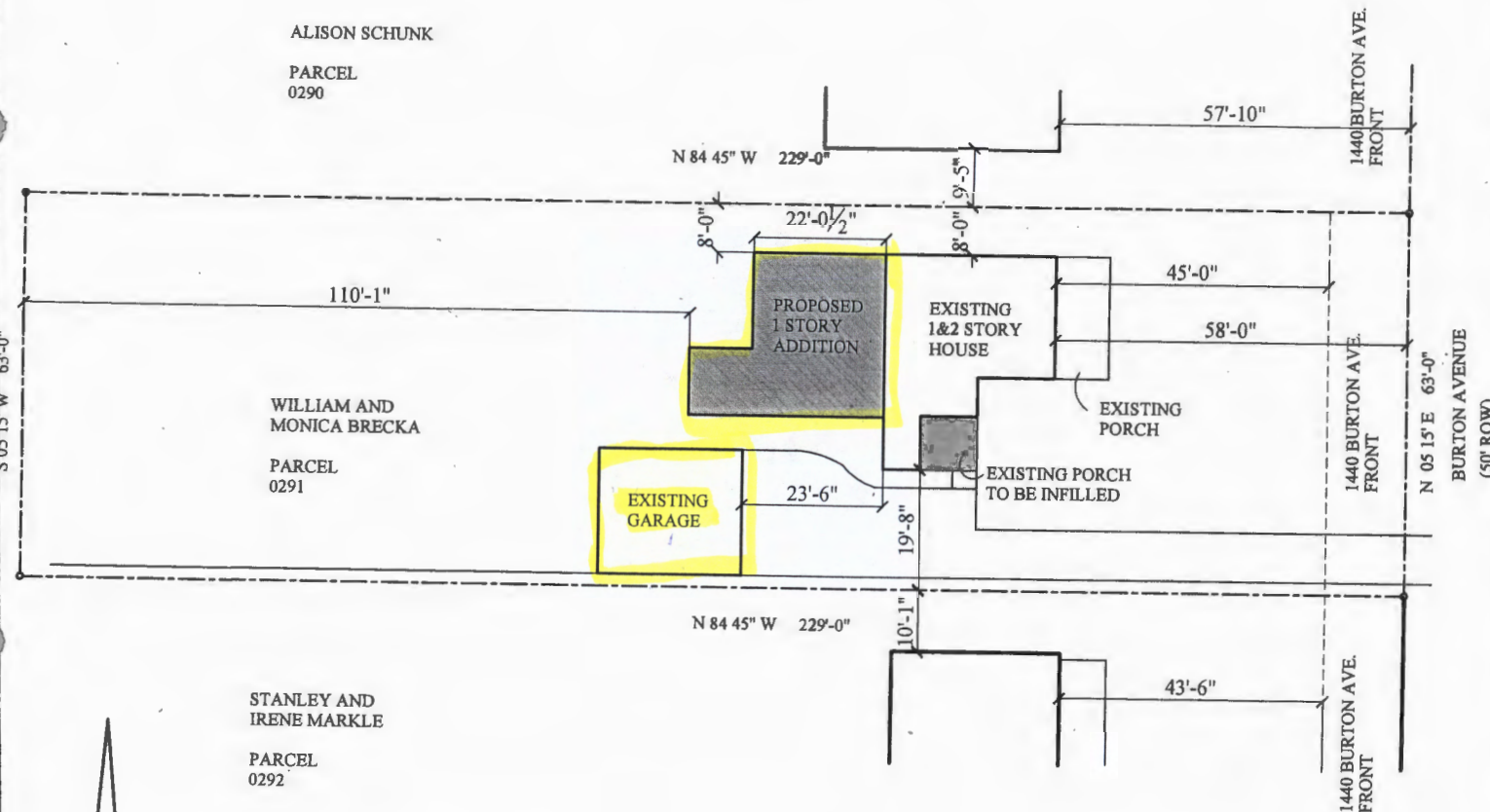
#0151

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

ADDRESS 1440 BURTON AVE, LUTHERVILLE OWNER(S) NAME(S) WILLIAM + MONICA BRECKA

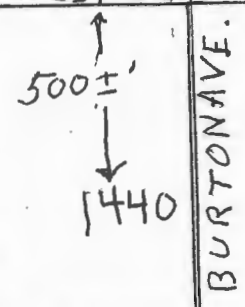
SUBDIVISION NAME NA LOT # NA BLOCK # NA SECTION # NA

PLAT BOOK # NA FOLIO # NA 10 DIGIT TAX # 0808069350 DEED REF. # 35490/00140



PLAN DRAWN BY CCCB DATE 1/12/15 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP
WEST SEMINARY RD



N



MAP IS NOT TO SCALE

ZONING MAP# 060C3

SITE ZONED DR5.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 0.33

OR SQUARE FEET 14,427

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? NA

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Per ECR 1

#0151