

M E M O R A N D U M

DATE: October 2, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0027-A- Appeal Period Expired

The appeal period for the above-referenced case expired on October 1, 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 *

(9100 Avenue A)

15th Election District *

7th Council District *

Michael and Kristine Weber *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0027-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, Michael and Kristine Weber. The Petitioners are requesting Variance relief from § 1B01.2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed rear addition on a corner lot with a side street setback of 7± feet in lieu of the required 25 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The property is located within the Critical Area and thus the Petitioners must comply with both the CBCA and flood protection regulations, as noted in the ZAC comments submitted by the Department of Environmental Protection and Sustainability (DEPS) and the Bureau of Development Plans Review (DPR).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 15, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 9-1-15

By Sen

should therefore be granted. In the opinion of the Administrative Law Judge, the information and photographs 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.

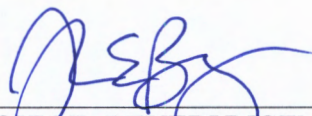
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of September, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §1B01.2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed rear addition on a corner lot with a side street setback of 7 ± feet in lieu of the required 25 feet, be and is hereby GRANTED.

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.
2. Petitioners must comply with Critical Area and Floodplain regulations prior to building permit application.

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:slh

ORDER RECEIVED FOR FILING

Date 9-1-15

By slh



CBLA

ADMINISTRATIVE ZONING PETITION

F1001

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 9100 Avenue A Sparrows Point, MD 21219 Currently zoned DR S.5
 Deed Reference 34798 / 038 10 Digit Tax Account # 1511670020
 Owner(s) Printed Name(s) Michael and Kristine Weber

(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)Sections: 1B01.2.3.C.1

To permit a proposed rear addition on a corner lot with a side street setback of 7+/- feet in lieu of the required 25 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to 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.

ORDER RECEIVED FOR FILING
 9-1-15
 Date

Owner(s)/Petitioner(s):

Michael Weber / Kristine Weber
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2

9100 Avenue A Sparrows Point MD
 Mailing Address City State

21219 / 706-761-6746 / mdweber112@gmail.com
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Michael Weber
 Name - Type or Print
[Signature]
 Signature

9100 Avenue A Sparrows Point MD
 Mailing Address City State

21219 / 706-761-6746 / mdweber112@gmail.com
 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 2016-0027-A Filing Date 8/4/2015 Estimated Posting Date _____ Reviewer LW

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: 9100 Avenue A Sparrows Point MD 21219
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)

We would like to build a 40' x 24' 9" addition on to our existing home. The addition is not changing the existing set backs of the current home to the property line. According to the location drawing produced at the time the property was purchased, our existing setback on the north east side of the house and property line is 8'. This house was built in 1926, prior to the existing code mandating a 10 foot set back. We cannot change the houses location on the property. We would like to build the addition to accommodate our growing family. This addition will continue the houses existing foundation/wall lines, basically extending the house 40 feet in-land. We request an administrative variance approval so that we can continue to enjoy the home we live in with enough space for our family. With the new addition the home will be approx. 2100 square feet on a 24,034 Square Foot Lot.

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

[Signature]
Signature of Owner (Affiant)

Michael Weber
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Kristine Weber
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 31st day of July, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael Weber + Kristine Weber

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

My Commission Expires

Lori M. Plummer
Notary Public
State of Maryland
Carroll County
My Commission Expires February 5, 2016

Zoning property description for 9100 Avenue A, Sparrows Point, MD 21219.

Beginning at a point on the north side of Avenue A which is approximately 30 feet wide at the distance of 15 feet west of the centerline of the nearest improved intersecting street Ross Road which is 30 feet wide. Being Lot # 9, Block N/A, Section N/A in the subdivision of Thomas B.Todd Jr. as recorded in Baltimore County Plat Book #7, Folio #70, containing 24,034 Square Feet. Located in the 15 Election District and 7 Council District.

2016-0027-A

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

No. **128708**

Date: **8/4/15**

PAID RECEIPT

BUSINESS
 8/04/2015
 REC NO. 128708
 RECEIPT # 128708
 BALTIMORE COUNTY, MARYLAND

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

Total: **75.00**

Rec From: _____
 For: **9100 Avenue A**

Admin Var.

2016-0027-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0027 -A Address 9100 Avenue A

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

Filing Date: 8/4/15 Posting Date: 8/16/15 Closing Date: 8/31/15

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 2016- 0027 -A Address 9100 Avenue A

Petitioner's Name Michael & Kristine Weber Telephone _____

Posting Date: 8/16/15 Closing Date: 8/31/15

Wording for Sign: To permit a proposed rear addition on a corner lot with a side street setback of 7+/- feet in lieu of the required 25 feet.

Revised 7/18/14

CERTIFICATE OF POSTING

Date: AUGUST 15, 2015

RE: Project Name: 9100 AVENUE A
Case Number /PAI Number: 2016-0027-A
Petitioner/Developer: MICHAEL & KRISTINE WEBER
Date of Hearing/Closing: AUGUST 31, 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 9100 AVENUE A

The sign(s) were posted on AUGUST 15, 2015

(Month, Day, Year)

ZONING NOTICE

ADMINISTRATIVE VARIANCE CASE NO. 2016-0027-A

**REQUEST: TO PERMIT A PROPOSED REAR
ADDITION ON A CORNER LOT WITH A SIDE
STREET SETBACK OF 7 FEET +/- IN LIEU OF THE
REQUIRE 25 FEET**

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 31, 2015

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

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

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)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

SEP 01 2015



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 1, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0027-A
Address 9100 Avenue A
(Weber Property)

Zoning Advisory Committee Meeting of XXX, 2015.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. *A fence or wall that is less than 1 foot in width that has not been constructed with a footer;*
2. *A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;*
3. *A wood mulch pathway; or*
4. *A deck with gaps to allow the water to pass freely.*

In order to minimize impacts on water quality, the applicant should comply with the LDA lot coverage requirement, which, for a property this size, is 5,445 square feet (sf), with mitigation for lot coverage between 15% and 5,445 sf. The property is also located within a Buffer Management Area (BMA), which further restricts lot coverage and structures within 100 feet landward of mean high water (100 foot buffer). According to the plan submitted for this review and a site inspection of the property, the total existing and proposed lot coverage is below 15%, and there is no proposed lot coverage or structures within the 100 foot buffer, therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

2. *Conserve fish, wildlife, and plant habitat; and*

The current development proposal for the property will be reviewed for application of the LDA and BMA requirements, which will improve buffer functions, and conserve fish, wildlife and plant habitat in Galloway Creek.

3. *Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.*

The side yard setback and lot coverage areas requested will be consistent with established land use policies, provided that the applicants meet any LDA and BMA requirements applicable to the proposal. The request, if granted, will avoid environmental impacts.

Reviewer: Thomas Panzarella; Environmental Impact Review

Baltimore County

[New Search \(http://sdattat.maryland.gov/RealProperty\)](http://sdattat.maryland.gov/RealProperty)District: **15** Account Number: **1511670020****A map was not found for this property.**

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>).

[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/) Loading... Please Wait. Loading... Please Wait. -->



KEVIN KAMENETZ
County Executive

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

August 31, 2015

Michael & Kristine Weber
9100 Avenue A
Sparrows Point MD 21219

RE: Case Number: 2016-0027 A, Address: 9100 Avenue A

Dear Mr. & Ms. Weber:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 4, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 8/11/15

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

RE: Baltimore County
Item No 2016-0027-A
Administrative Variance
Michael & Christine Weber
9100 Avenue A

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. 2016-0027-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Peake".

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

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>8/17/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8/11/15</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING 8/15/2015 gib Date: 8/31/15 by Buckingsley

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 - 15 Account Number - 1511670020			
Owner Information					
Owner Name:		WEBER MICHAEL D WEBER KRISTINE N		Use: Principal Residence:	
Mailing Address:		9100 AVENUE A BALTIMORE MD 21219-		Deed Reference: /34798/ 00038	
Location & Structure Information					
Premises Address:		9100 AVENUE A 0-0000 Waterfront		Legal Description: 9100 AVENUE A T B TODD JR PLAT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0115	0005	0015		0000	9 2015 0007/0070
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1926	850 SF		24,034 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		232,700	232,700		
Improvements		43,000	65,500		
Total:		275,700	298,200	283,200	290,700
Preferential Land:		0			0
Transfer Information					
Seller: VANDERHORST THOMAS J		Date: 03/26/2014		Price: \$350,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34798/ 00038		Deed2:	
Seller: KOFSKY ALEXANDER		Date: 09/26/2001		Price: \$160,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15604/ 00730		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2015	07/01/2016	
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: No Application					

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 17, 2015
Item No. 2016-0027

DATE: August 17, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation so that the lowest floor elevation can be set.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0027-08172015.doc

9100 Avenue A 2016-0027-A



Publication Date: 8/4/2015



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



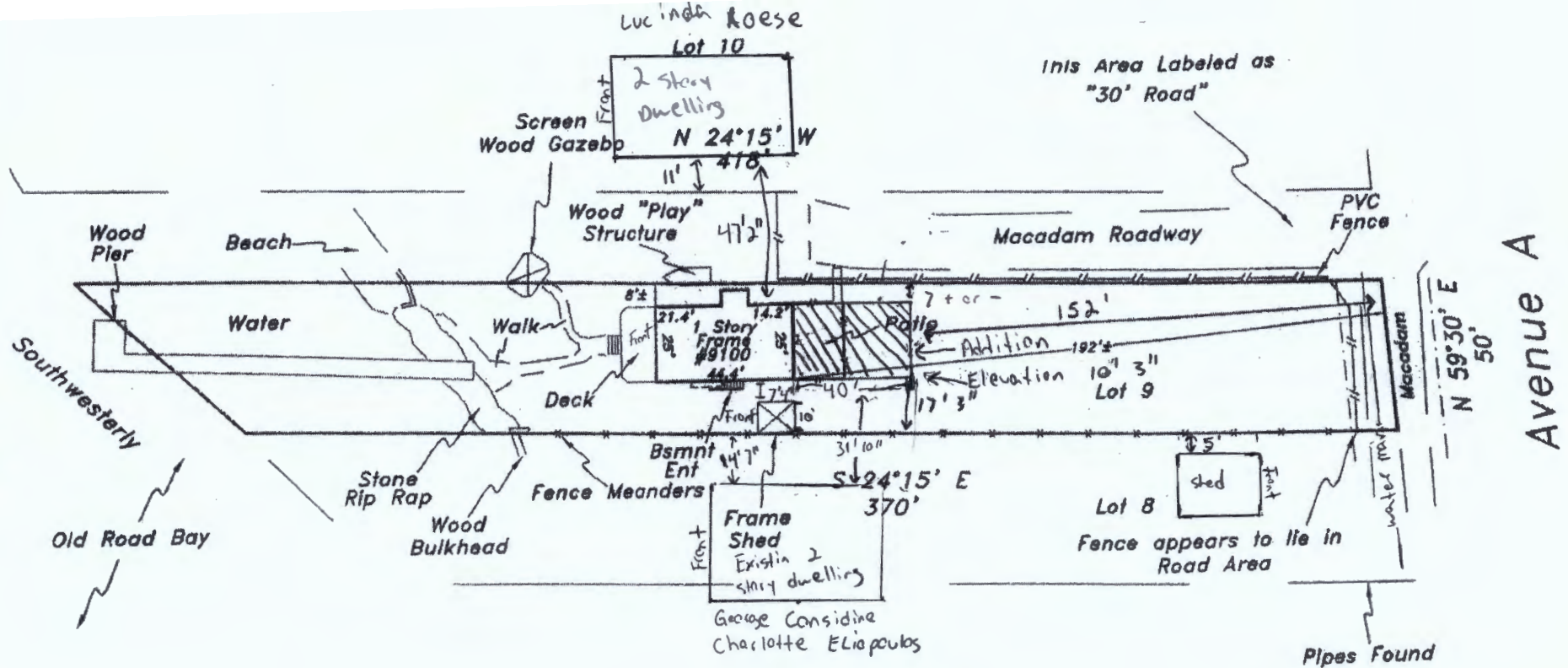
0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Z016-0027-A



PETITIONERS Exhibit I



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 9100 Avenue A OWNER(S) NAME(S) Michael and Kristine Weber
Sparrows Point, MD 21219
SUBDIVISION NAME Thomas B. Todd Jr. LOT # 9 BLOCK # N/A SECTION # N/A
PL BOOK # 7 FOLIO # 70 10 DIGIT TAX # 1511670020 DEED REF. # 34798/038

2016-0027-A



PLAN DRAWN BY Michael Weber

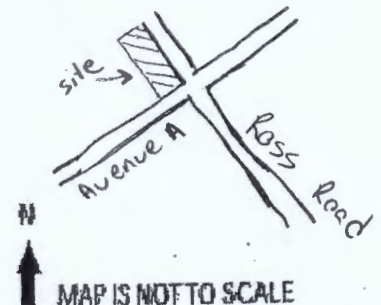
DATE 03 AUG 2015 SCALE: 1 INCH. = 50 FEET

LOT AREA ACREAGE .55
OR SQUARE FEET 24,034
HISTORIC? NO
IN CBCA? Yes
IN FLOOD PLAIN? Yes
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____

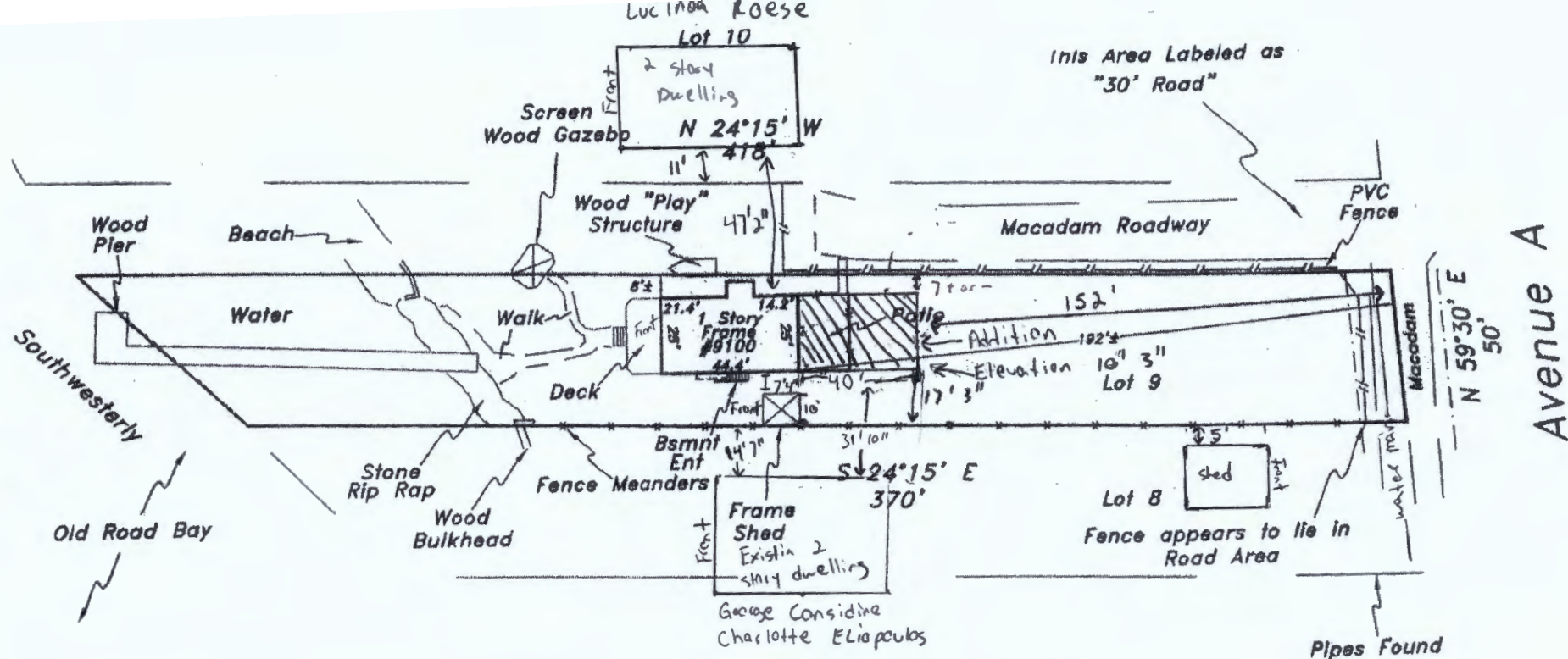
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 111C3/115C1
SITE ZONED DRS.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 7



ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 9100 Avenue A OWNER(S) NAME(S) Michael and Kristine Weber
Sparrows Point, MD 21219
 SUBDIVISION NAME Thomas B. Todd Jr. LOT # 9 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 7 FOLIO # 70 10 DIGIT TAX # 1511670020 DEED REF. # 34798/038



PLAN DRAWN BY Michael Weber

DATE 03 AUG 2015 SCALE: 1 INCH = 50 FEET

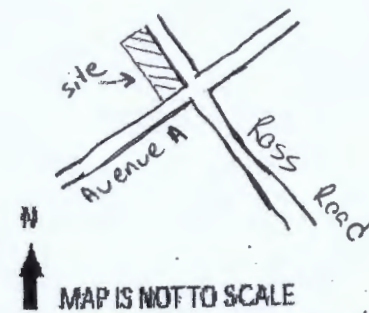
LOT AREA ACREAGE .55
 OR SQUARE FEET 24,034
 HISTORIC? NO
 IN CBCA? Yes
 IN FLOOD PLAIN? Yes
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

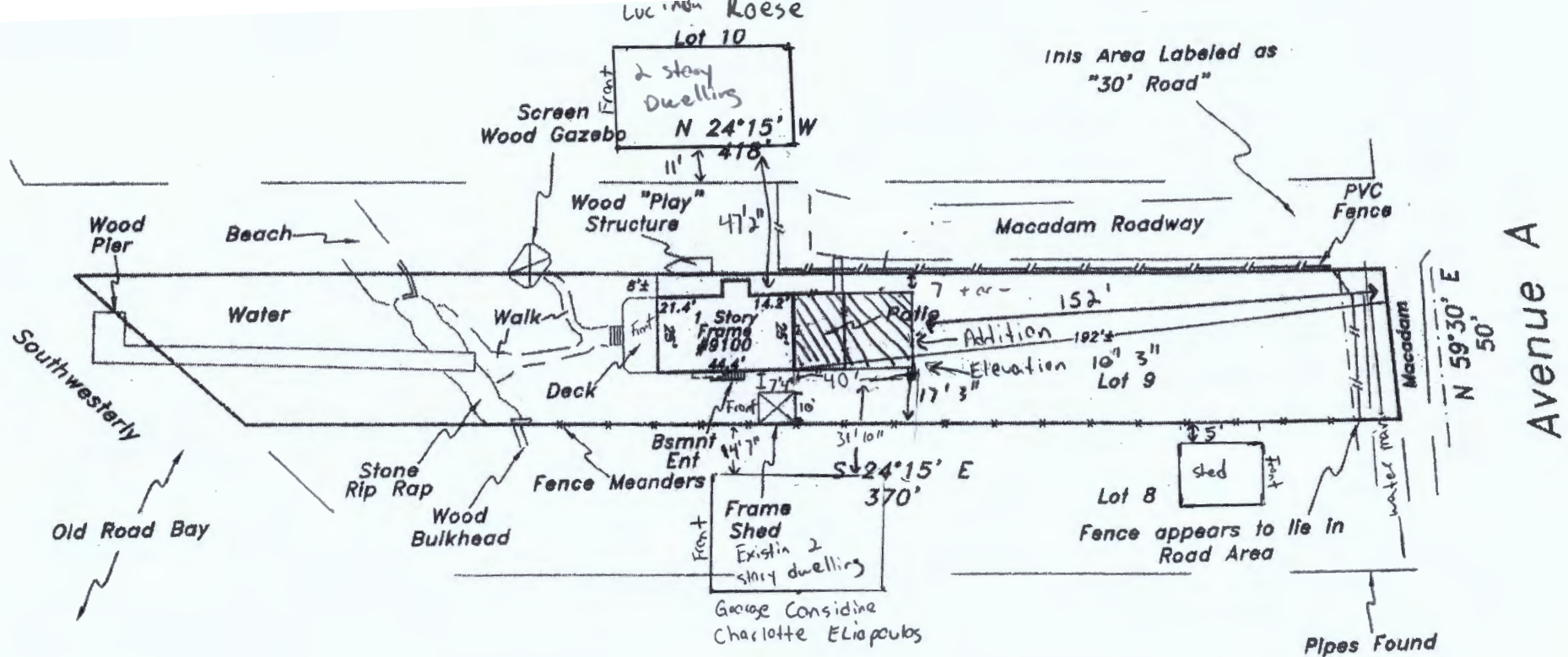
VIOLATION CASE INFO:

2016-0027-A

SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 111C3/115C1
 SITE ZONED DRS.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7



ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
 ADDRESS 9100 Avenue A OWNER(S) NAME(S) Michael and Kristine Weber
Sparrows Point, MD 21219
 SUBDIVISION NAME Thomas B. Todd Jr. LOT # 9 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 7 FOLIO # 70 10 DIGIT TAX # 1511670020 DEED REF. # 34798/038

2016-0027-A

SITE VICINITY MAP



PLAN DRAWN BY Michael Weber

DATE 03 AUG 2015 SCALE: 1 INCH = 50 FEET

LOT AREA ACREAGE .55

OR SQUARE FEET 24,034

HISTORIC? NO

IN CBCA? yes

IN FLOOD PLAIN? yes

UTILITIES? MARK WITH ☒

WATER IS:

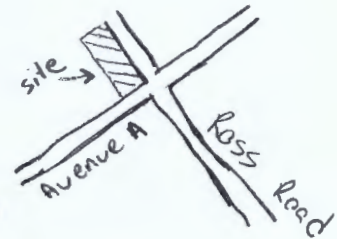
PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:



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ELECTION DISTRICT 15

COUNCIL DISTRICT 7