

M E M O R A N D U M

DATE: December 1, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0082-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 30, 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	*	BEFORE THE
(816 Cedar Avenue)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Adrian M. and Amy B. Tenney	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0082-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Adrian M. and Amy B. Tenney ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B01.2.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R), to permit a proposed side addition with a side yard setback of 6 ft. in lieu of the required 10 ft. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated October 19, 2015 indicating that development of this property must comply with the Chesapeake Bay Critical Area Regulations (§§ 33-2-101 through 33-2-1004 and other sections of the Baltimore County Code).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 10, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 10-29-15

By [Signature]

The Petitioners have 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 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 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 29th day of **October, 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 side addition with a side yard setback of 6 ft. in lieu of the required 10 ft., 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 the ZAC comment received from DEPS dated October 19, 2015; a copy of which is attached and made a part hereof.

ORDER RECEIVED FOR FILING

Date 10-29-15

By ISW

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 10-29-15

By DW



CBCA

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 816 Cedar Ave, Essex MD 21221

Currently zoned DR 5.5

Deed Reference 32069 / 00001

10 Digit Tax Account # 1 5 2 3 3 5 0 1 1 0

Owner(s) Printed Name(s) Adrian and Amy Tenney

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ ADMINISTRATIVE VARIANCE from Section(s)

Sections: 1B01.2.3.C.1

To permit a proposed side addition with a side yard setback of 6 feet in lieu of the required 10 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.

Owner(s)/Petitioner(s):

Adrian Tenney	/	Amy Tenney
Name #1 – Type or Print		Name #2 – Type or Print
<i>Adrian Tenney</i>		<i>Amy Tenney</i>
Signature #1		Signature #2
816 Cedar Ave	Essex	MD
Mailing Address	City	State
21221	/ 410-391-8286	/ atenney@baltimorecountymd.gov
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:

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 2016-0082-A Filing Date 10/1/2015 Estimated Posting Date 10/11/15 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 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: 816 Cedar Ave Essex MD 21221
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 add an easily accessible two bay garage near the house. We feel the best place for it is beside the house, attached on the right side. The left side of the house contains trees and a fence, and the back yard is a low area for neighborhood storm drainage which makes that difficult for building. Also, beside the house will cover a portion of the current driveway thus minimizing the coverage impact on the property. This variance request is to allow for building slightly closer to the fence than 10 feet for a small two car garage.

Notary below is neighbor on lot 6B, 814 Cedar Ave (Carmen + Sue Cleaver)

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

Adrian M Tenney
Signature of Owner (Affiant)

Adrian Tenney
Name- Print or Type

Amy Tenney
Signature of Owner (Affiant)

Amy Tenney
Name- Print or Type

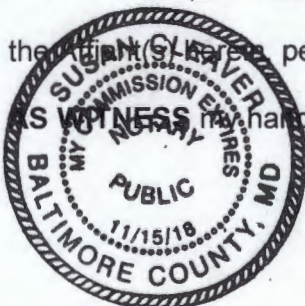
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of September, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Adrian Tenney and Amy Tenney

the said Adrian Tenney and Amy Tenney personally known or satisfactorily identified to me as such Affiant(s).



Susan Cleaver
Notary Public

11/15/2018
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 816 Cedar Ave

Beginning at a point on the west side of Cedar Avenue which is 40 feet wide at the distance of 20 feet north of the centerline of the nearest improved intersecting street Maple Avenue which is 40 feet wide.

Being Lot #67 in the subdivision of Goodwood Farms as recorded in Baltimore County Plat Book #009 Folio #0046, containing 19,600 square feet. Located in the 15th Election District and 7th Council District.

2016-0082-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0082 -A Address 816 Cedar Avenue

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

Filing Date: 10/1/15 Posting Date: 10/11/15 Closing Date: 10/26/15

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- 0082 -A Address 816 Cedar Avenue

Petitioner's Name _____ Telephone _____

Posting Date: 10/11/15 Closing Date: 10/26/15

Wording for Sign: _____

To permit a proposed side addition with a side yard setback of 6 feet in lieu of the required 10 feet.

Revised 7/21/15

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

No. **127392**

Date: **10/1/15**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				75.00

Total: **75.00**

Rec From: **Adrian Tenny**

For: **816 Cedar Ave**

2016-0082

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME
 10/01/2015 10/01/2015 09:27:00
 REC 9501 WALKIN LRG LTR
 RECEIPT # 415407 10/01/2015
 5 500 BOND INVESTMENT
 Recpt Tot 175.00
 177.00 00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 19 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: October 19, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0082-A
Address 816 Cedar Avenue
(Tenney Property)

Zoning Advisory Committee Meeting of October 5, 2015.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Reviewer: Glenn Shaffer, Environmental Impact Review Date: 10-19-15

ORDER RECEIVED FOR FILING

Date 10-29-15

By DW



2016-0082-A



2016-0082-A



2016-0082-A



monte 10/10/15

CERTIFICATE OF POSTING

CASE NO: 2016-0082-4

PETITIONER/DEVELOPER

ADDIAN TENNEY

DATE OF HEARING/CLOSING:

10/26/15

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 _____

816 CEDAR AVENUE

THIS SIGN(S) WERE POSTED ON October 12, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/10/15
SIGNATURE OF SIGN POSTER AND DATE:

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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-19</u>	DEPS <u>CBCH</u> ✓ (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-5</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>10-10-15</u> by <u>Ogle</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 - 15 Account Number - 1523350110			
Owner Information					
Owner Name:	TENNEY ADRIAN M TENNY AMY B		Use:	RESIDENTIAL	
Mailing Address:	816 CEDAR AVE BALTIMORE MD 21221-6002		Principal Residence:	YES	
			Deed Reference:	/32069/ 00001	
Location & Structure Information					
Premises Address:		816 CEDAR AVE 0-0000		Legal Description: 816 CEDAR AVE GOODWOOD FARMS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0097	0023	0286		0000	67
					Assessment Year: 2015
					Plat No: 0009/0046
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1975	1,000 SF	600 SF	19,600 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	1 full/ 1 half	1Det/1Carport
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2015	07/01/2016
Land:		76,900	76,900		
Improvements		129,800	134,000		
Total:		206,700	210,900	208,100	209,500
Preferential Land:		0			0
Transfer Information					
Seller: TENNEY ADRIAN M		Date: 05/16/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32069/ 00001		Deed2:	
Seller: TENNEY DAVID A		Date: 05/09/2001		Price: \$140,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15189/ 00265		Deed2:	
Seller: SMITH KENNETH E		Date: 02/01/1984		Price: \$48,300	
Type: ARMS LENGTH IMPROVED		Deed1: /06661/ 00500		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: Approved 12/18/2012					

Baltimore County

New Search (<http://sdatt.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1523350110**

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.

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>).

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 19 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: October 19, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0082-A
Address 816 Cedar Avenue
(Tenney Property)

Zoning Advisory Committee Meeting of October 5, 2015.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Reviewer: Glenn Shaffer, Environmental Impact Review Date: 10-19-15



KEVIN KAMENETZ
County Executive

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

October 27, 2015

Adrian Tenney
816 Cedar Avenue
Essex MD 21221

RE: Case Number: 2016-0082 A, Address: 816 Cedar Avenue

Dear Mr. Tenney:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 1, 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 K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/5/15

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

RE: Baltimore County
Item No. 2016-0082-A,
Administrative Variance
Adrian & Amy Tenney
816 Cedar 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. 2016-0082-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 dark ink, appearing to read 'David W. Peake'.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: October 22, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2015
Item No. 2016-0077, 0079, 0080, 0081, 0082, 0083 and 0084

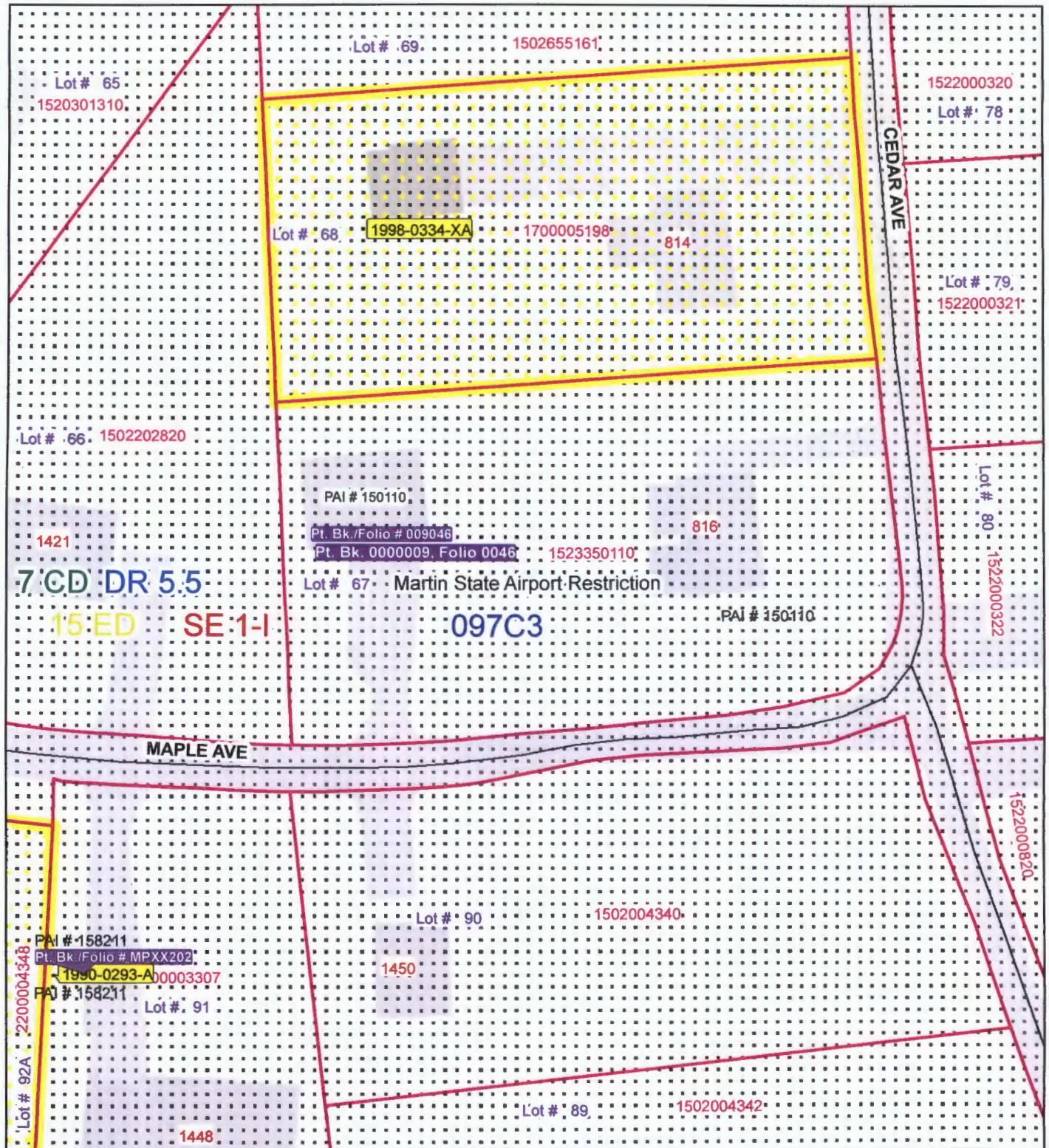
The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10122015.doc

816 Cedar Avenue

2016-0082-A



Publication Date: 7/31/2015



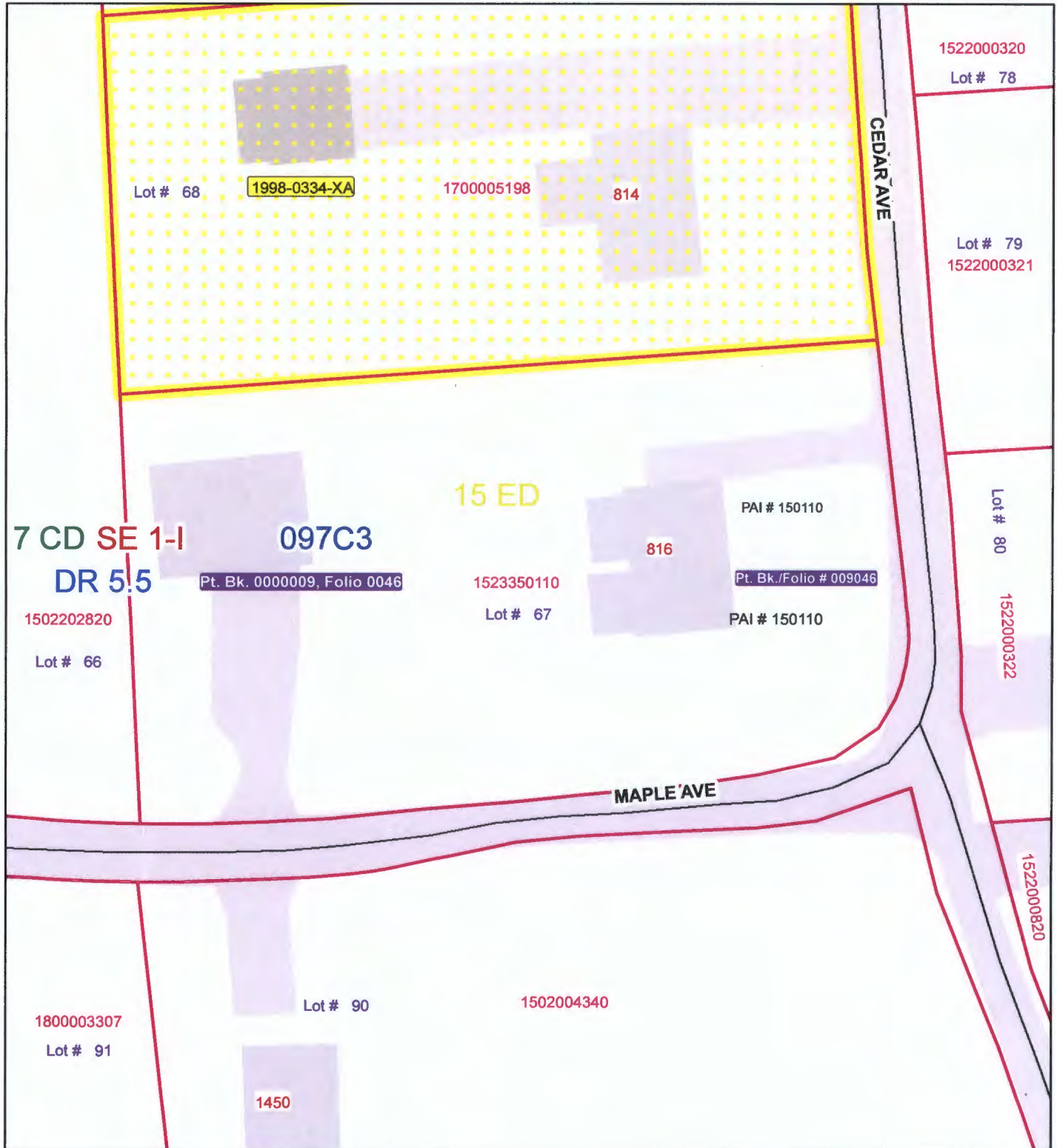
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

816 Cedar Avenue 2016-0082-A



Publication Date: 9/21/2015



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

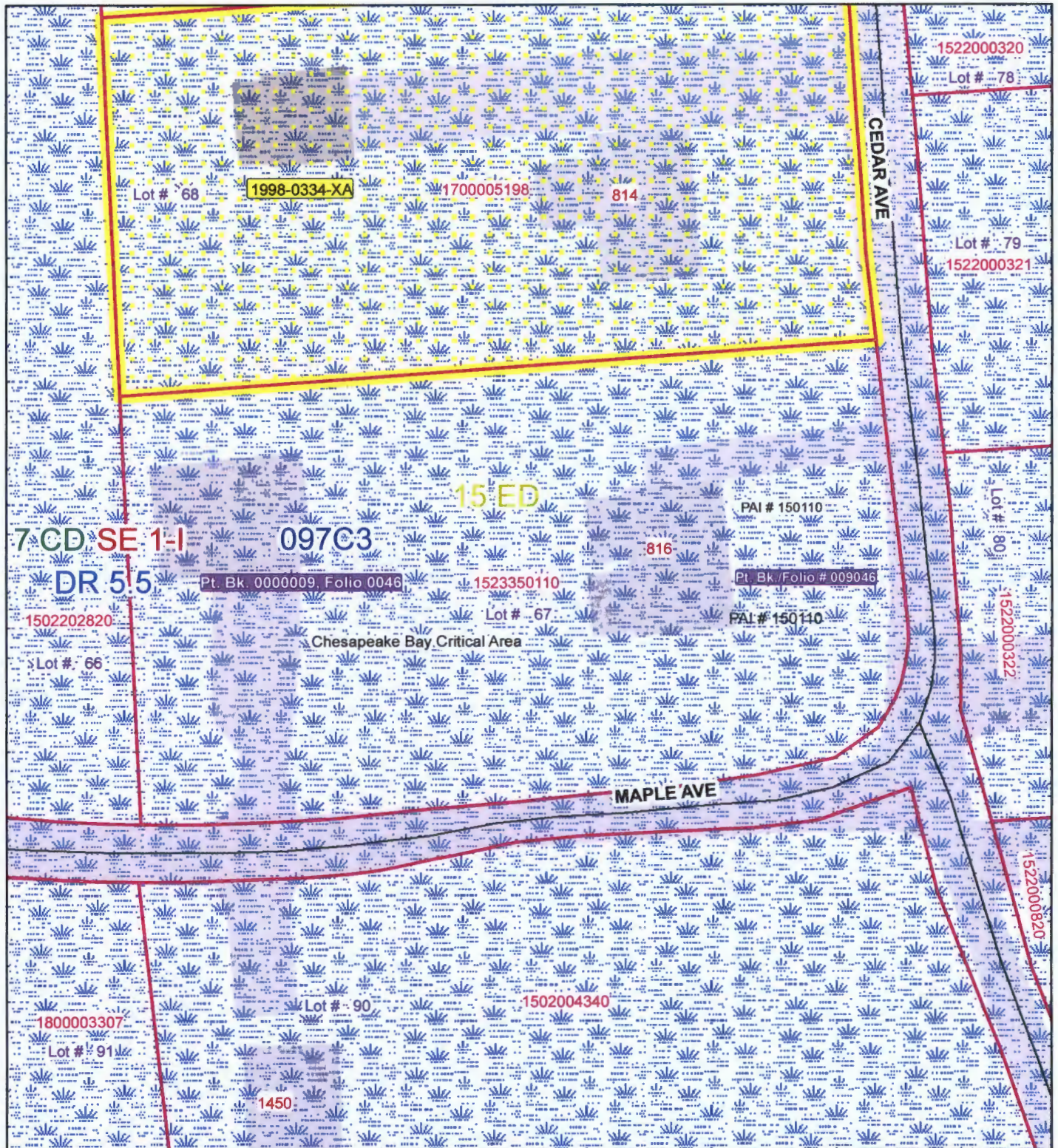


0 10 20 40 60 80 Feet

1 inch = 40 feet

Chesapeake Bay Critical Area

2016-0082A



Publication Date: 9/21/2015



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

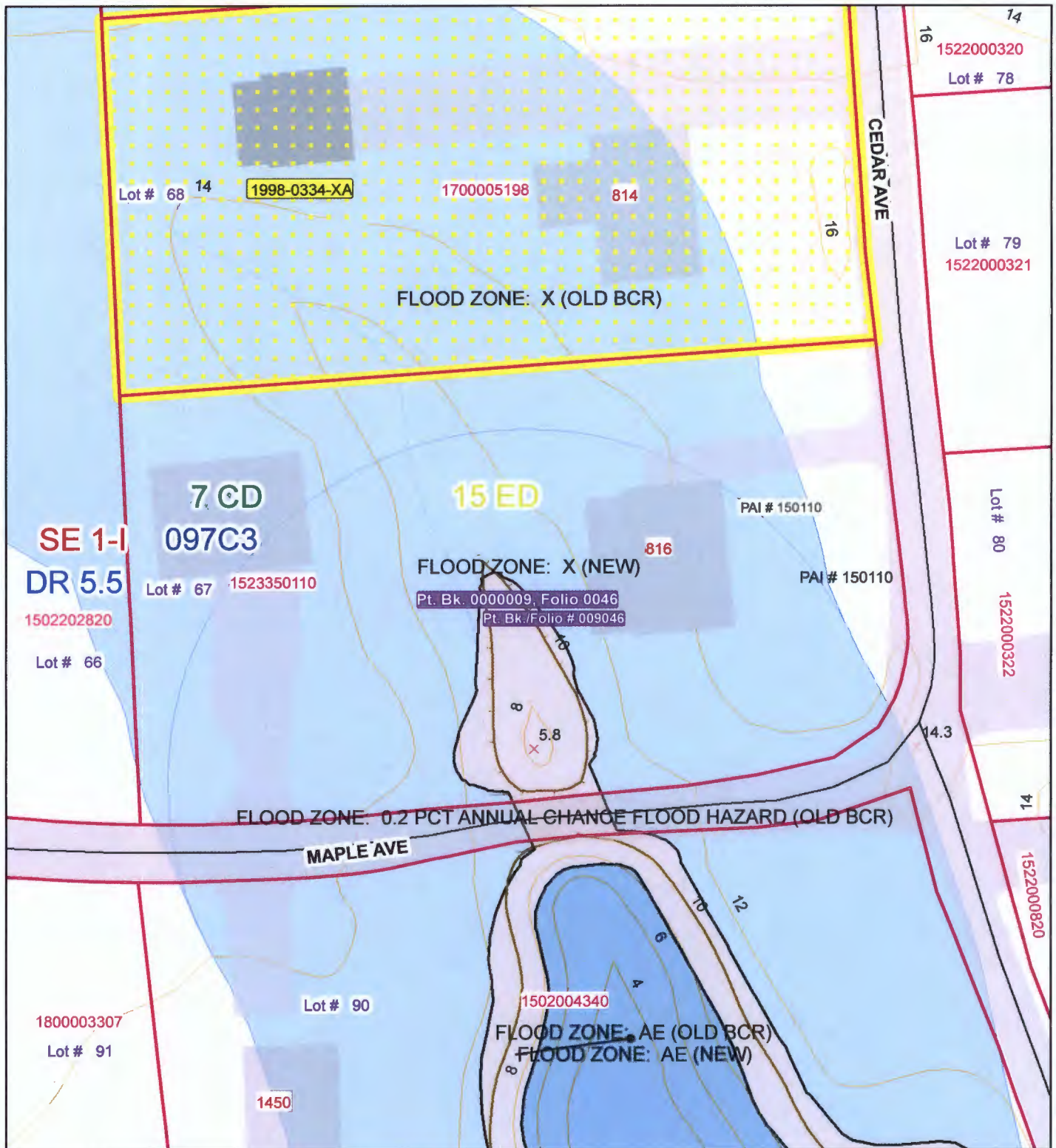


0 10 20 40 60 80 Feet

1 inch = 40 feet

Elevations and Flood Hazards

2016-0082-A



Publication Date: 9/21/2015

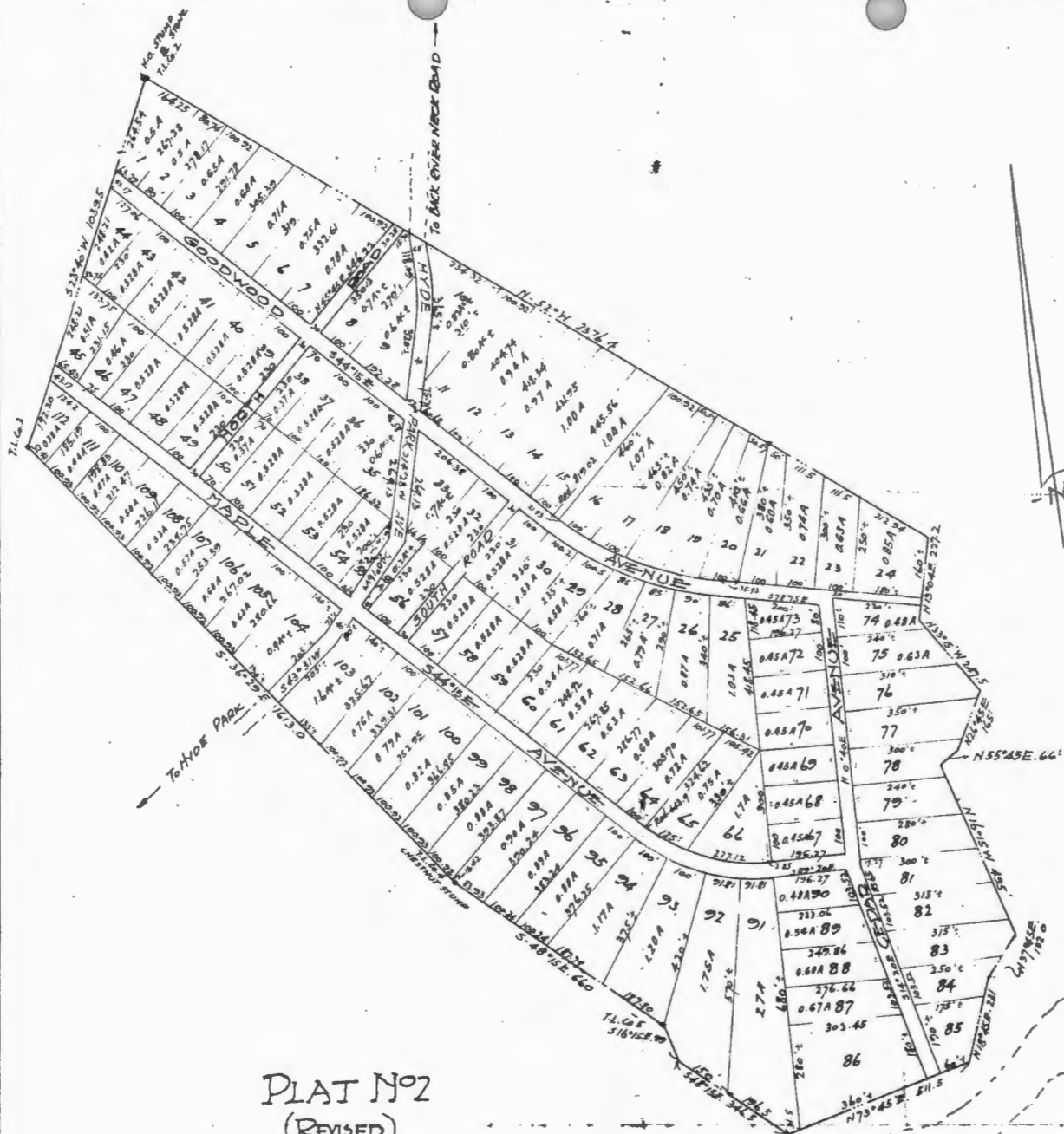


Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet



PLAT NO. 2
(REVISED)
GOODWOOD FARMS
OFFICE

10 EAST PLEASANT ST. BALTO. MD.

SURVEYED & PLATTED
By

- J. SPENCE HOWARD -

CIVIL & CONSULTING ENGR. BALTO. MD.
Scale 1" = 200 FT. Nov. 1929

BACK

CREEK

RIVER

2016-0082-A

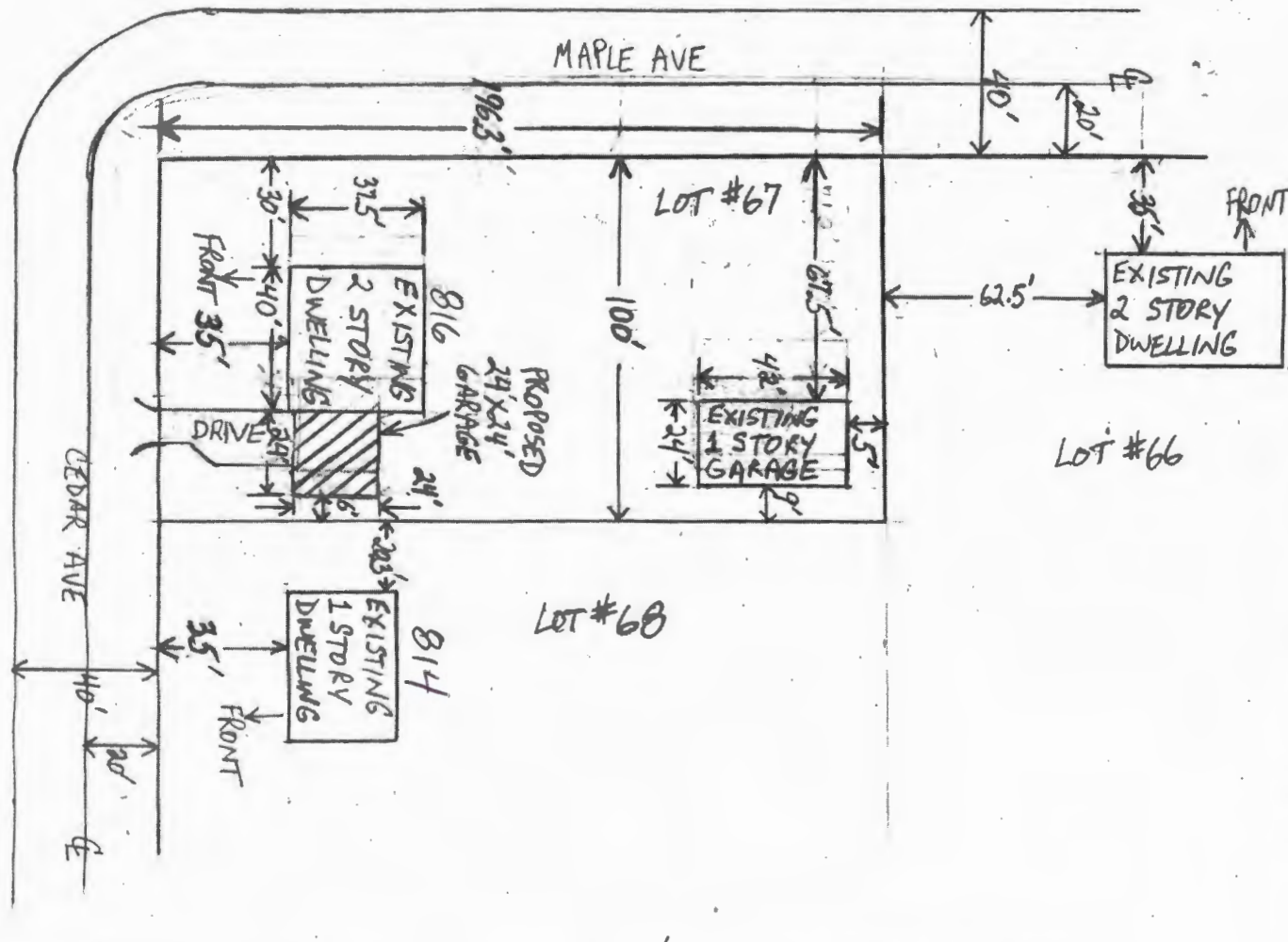
FILE 222

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

ADDRESS 816 CEDAR AVE OWNER(S) NAME(S) ADRIAN + AMY TENNEY

SUBDIVISION NAME GOODWOOD FARMS LOT # 67 BLOCK # N/A SECTION # N/A

PLAT BOOK # 009 FOLIO # 0046 10 DIGIT TAX # 1523350110 DEED REF. # 32069100001

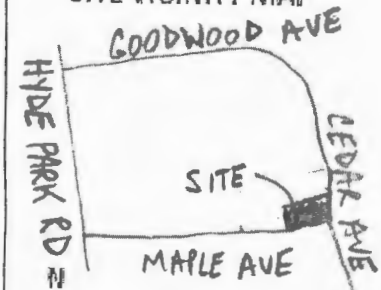


PLAN DRAWN BY ADRIAN TENNEY

DATE 9/18/2015 SCALE: 1 INCH = 50 FEET

2016-0082-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 097C3

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 19,600

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

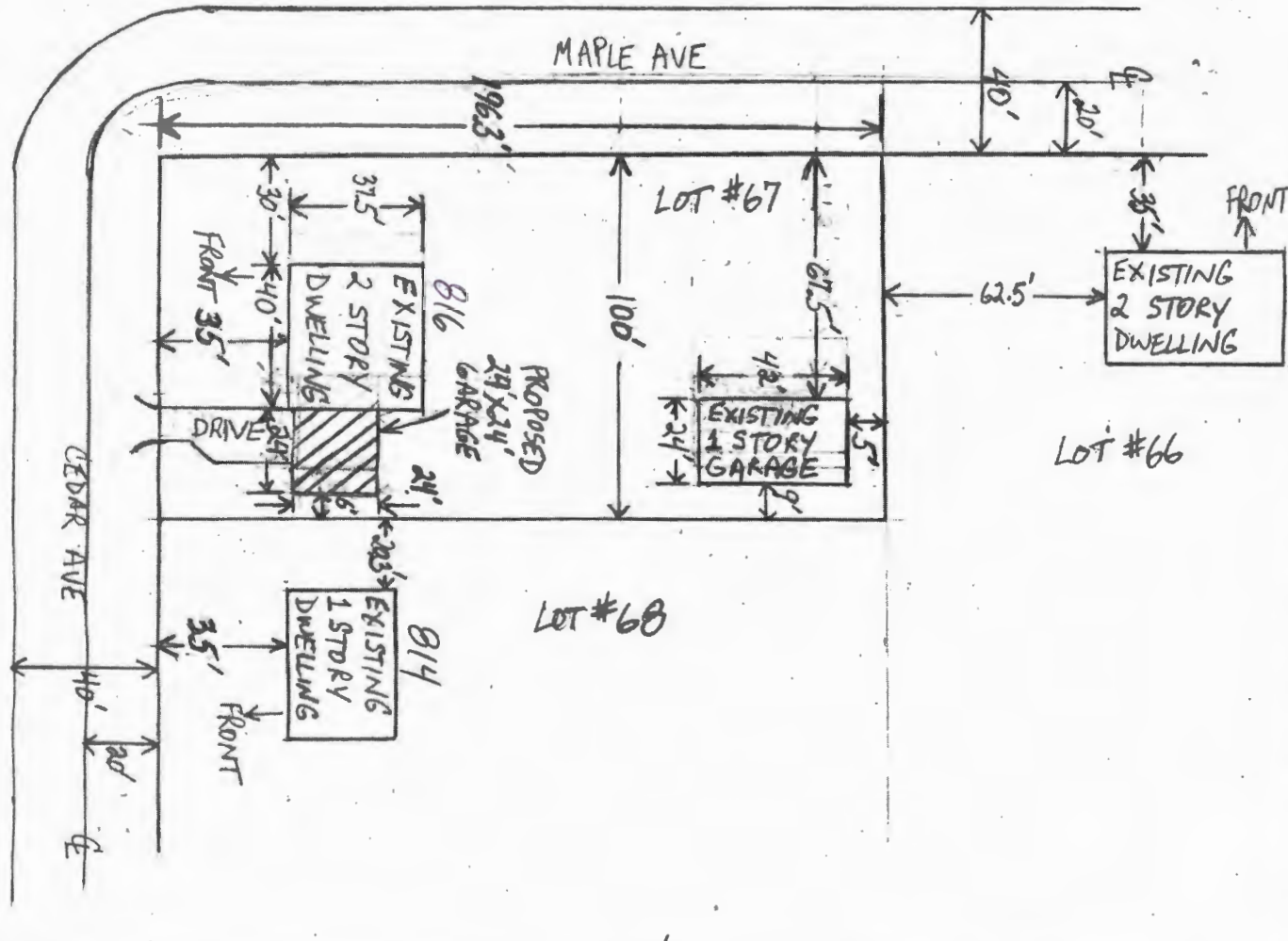
VIOLATION CASE INFO:

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

ADDRESS 816 CEDAR AVE OWNER(S) NAME(S) ADRIAN + AMY TENNEY

SUBDIVISION NAME GOODWOOD FARMS LOT # 67 BLOCK # N/A SECTION # N/A

PLAT BOOK # 009 FOLIO # 0046 10 DIGIT TAX # 1523350110 DEED REF. # 32069100001



PLAN DRAWN BY ADRIAN TENNEY

DATE 9/18/2015 SCALE: 1 INCH = 50 FEET

2016-0082-A

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 097C3

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 19,600

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

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

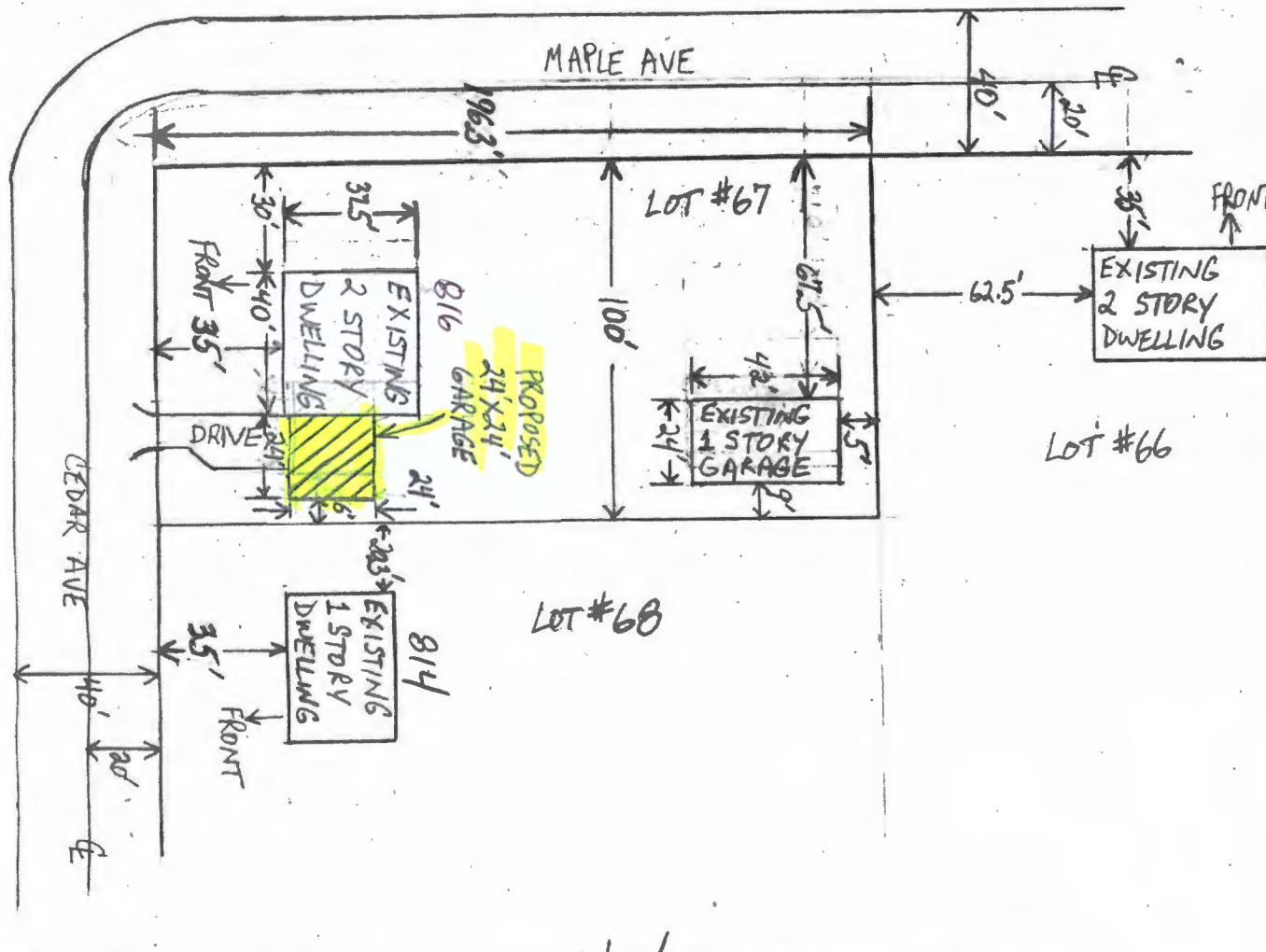
ADDRESS 816 CEDAR AVE

OWNER(S) NAME(S) ADRIAN + AMY TENNEY

SUBDIVISION NAME GOODWOOD FARMS

LOT # 67 BLOCK # N/A SECTION # N/A

PLAT BOOK # 009 FOLIO # 0046 10 DIGIT TAX # 1523350110 DEED REF. # 32069100001



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VIOLATION CASE INFO:

Pet. Exh. 1