

M E M O R A N D U M

DATE: March 7, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0153-A- Appeal Period Expired

The appeal period for the above-referenced case expired on March 4, 2016. 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 *
(551 Allegheny Avenue)
9th Election District *
5th Council District
Elizabeth R. Good & Reza Mazhari *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0153-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, Elizabeth R. Good & Reza Mazhari. The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 28 ft. in lieu of the required 30 ft. for a building addition (covered porch and two-story addition). 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. There were no adverse ZAC comments submitted from any of the county reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 15, 2016, 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 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

ORDER RECEIVED FOR FILING

Date 2-3-16
1015

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 3rd day of **February, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 28 ft. in lieu of the required 30 ft. for a building addition (covered porch and two-story addition), 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.

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 2-3-16

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 551 ALLEGHENY AVENUE Currently zoned OR 3.5
 Deed Reference L16302 IF 123 10 Digit Tax Account # 1900006427
 Owner(s) Printed Name(s) ELIZABETH R. GOOD & REZA MAZHARI

(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:

- X ADMINISTRATIVE VARIANCE from Section(s) 1802.3.C.1 (BCZR) TO PERMIT A REAR YARD SETBACK OF 78 FEET IN LIEU OF THE REQUIRED 30 FEET FOR A BUILDING ADDITION.

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.

If 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):

ELIZABETH R. GOOD, REZA MAZHARI

Name #1 – Type or Print

Name #2 – Type or Print

Elizabeth R. Good

Signature #1

Signature #2

551 ALLEGHENY AVE TOWSON, MD

Mailing Address

City

State

21204 (410) 456-8260, rmazhari.r@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:

DAVID BILLINGSLEY

Name – Type or Print

David Billingsley

Signature

601 CHARWOOD CT. EDGEWOOD MD

Mailing Address

City

State

21040 (410) 679-8719 dwb0209@yahoo.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 01/04/16 day of January 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 2016-0153-A

Filing Date 01/04/16

Estimated Posting Date 01/17/16

Reviewer AT

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: 551 ALLEGHENY AVE 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 ATTACHED

(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)

ELIZABETH R. GOOD

Name- Print or Type

[Signature]
Signature of Owner (Affiant)

REZA MAZHARI

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 24th day of December, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Elizabeth R Good + Reza Mazhari

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

AS WITNESS my hand and Notaries Seal

DARRYL C. ACKEW

Notary Public
Harford County
Maryland

My Commission Expires Mar. 10, 2017

[Signature]
Notary Public

2/10/17
My Commission Expires

REV. 5/8/2014

2016-0153-A

Exhibit A

The following are the facts upon which we, Reza Mazhari and Elizabeth R Good, base the request for an Administrative Variance at 551 Allegheny Ave., Towson, MD 21204:

1. The addition is necessary for our expanding family and would be an undue hardship to move to a larger house
2. The addition is appropriate with both the lot and the neighborhood in general as the design will be compatible with the neighborhood and community
3. Addition cannot be placed anywhere else on the lot and without such variance construction of the addition would be impossible
4. Granting of such variance will not have an adverse effect on the surrounding properties or neighborhood
5. Granting such variance is within the spirit and intent of the Baltimore County Zoning Regulations

2016-0153-A

ZONING DESCRIPTION

551 ALLEGHENNY AVENUE

Beginning for the same at a point on the south side of Alleghenny Avenue (50 feet wide) at its intersection with the east side of Woodbine Avenue (50 feet wide), thence being all of Lot 1 as shown on the plat entitled Glen Rock recorded among the Baltimore County land records in Plat Book 40 Folio 34.

Containing 7249 square feet or 0.166 acre of land, more or less.

Located in the 9TH Election District, 5TH Councilmanic District of Baltimore County, Md.

2016-0153-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0153 -A Address 551 Allegheny Avenue

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 01/04/2016 Posting Date: 1/17/16 Closing Date: 2/1/16

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- 0153 -A Address 551 Allegheny Avenue

Petitioner's Name Elizabeth Good/ Reza Mazhari Telephone 410-456-8260

Posting Date: 1/17/16 Closing Date: 2/1/16

Wording for Sign: To Permit an addition onto the rear of the existing dwelling with a rear yard setback of 28 feet in lieu of the required 30 feet.

Revised 1/04/16

CERTIFICATE OF POSTING

Date: JANUARY 15, 2016

RE: Project Name: 551 ALLEGHENY AVENUE

Case Number /PAI Number: CASE NO. 2016-0153-1

Petitioner/Developer: ELIZABETH GOOD / REZA MAZHARI

Date of Hearing/Closing: FEBRUARY 1, 2016

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 551 ALLEGHENY AVENUE

The sign(s) were posted on JANUARY 15, 2016

(Month, Day, Year)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

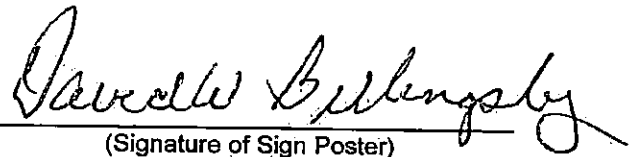
CASE NO. 2016-0153-A

REQUEST: TO PERMIT AN ADDITION ONTO THE REAR OF THE EXISTING DWELLING WITH A REAR SETBACK OF 28 FEET IN LIEU OF THE REQUIRED 30 FEET.

Pursuant to Section 26-127(b)(1), Baltimore County Code, a 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 **FEBRUARY 1, 2016**.

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.**



(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)

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Tuesday, February 02, 2016 11:01 AM
To: Debra Wiley
Subject: Fw: 551 ALLEGHENY AVE. CASE NO. 2016-0153-A
Attachments: Scan0140.pdf

Hi Debbie
Posting notice sent on January 15 attached.
Thanks

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL

----- Forwarded Message -----

From: David Billingsley <dwb0209@yahoo.com>
To: June Wisnom <jwisnom@baltimorecountymd.gov>; Kristen Lewis <klewis@baltimorecountymd.gov>
Cc: Reza Mazhari <mazhari.rez@gmail.com>
Sent: Friday, January 15, 2016 11:44 AM
Subject: 551 ALLEGHENT AVE. CASE NO. 2016-0153-A

CERTIFICATE OF POSTING ATTACHED

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL

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

No. **134190**
 Date: **01/04/16**

PAID RECEIPT

BUSINESS ACTUAL TIME 100
 1/04/2016 1/04/2016 07:07:05 1
 RE: 0901 WALKER LANE LIR
 RECEIPT # 63425 1/04/2016 CRLH
 \$ 500 TOWING VERIFICATION
 PG. 134190
 Requested by: W5200
 Baltimore, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75 --

Total: **\$ 75 --**

Rec From: _____
 For: **551 ALLEGHENY AVE.**
2016-0152-A

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

February 2, 2016

Elizabeth R Good
Reza Mazhari
551 Allegheny Avenue
Towson MD 21204

RE: Case Number 2016-0153 A, Address: 551 Allegheny Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 4, 2016. 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 fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JAN 19 2016

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: January 19, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0153-A
Address 551 Allegheny Avenue
(Mazhari & Good Property)

Zoning Advisory Committee Meeting of January 19, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 01-19-2016

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



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

Date: 1/13/16

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

RE: Baltimore County

Item No. 2016-0153-A
Administrative Variance
Elizabeth R. Goad & Reza Mazhari
551 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. 2016-0153-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 – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 21, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For January 18, 2015
Item No. 2016- 0152, 0153, 0154, 0155, 0156, 0157 and 0158

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\ZAC01182016.doc

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>1-21</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>1-19</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-13</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>1-15-16</u> by <u>Billingley</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 09 Account Number - 1900006427							
Owner Information									
Owner Name:		GOOD ELIZABETH R MAZHARI REZA			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		551 ALLEGHENY AVE TOWSON MD 21204-4233			Deed Reference:		/16302/ 00123		
Location & Structure Information									
Premises Address:		551 ALLEGHENY AVE 0-0000			Legal Description:		.1664 AC 551 ALLEGHENY AVE GLEN ROCK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0070	0007	0021		0000			1	2014	0049/0034
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
1913		2,632 SF					7,249 SF		04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2 1/2	YES	STANDARD UNIT	FRAME	2 full/ 2 half					
Value Information									
			Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015		As of 07/01/2016		
Land:			151,200	121,200					
Improvements			222,300	269,500					
Total:			373,500	390,700	384,967		390,700		
Preferential Land:			0				0		
Transfer Information									
Seller: HAMMOND CHRISTOPHER T Type: ARMS LENGTH IMPROVED				Date: 04/10/2002 Deed1: /16302/ 00123			Price: \$289,000 Deed2:		
Seller: WHITEHURST JOHN STEPHEN Type: ARMS LENGTH IMPROVED				Date: 04/03/1996 Deed1: /11513/ 00361			Price: \$159,900 Deed2:		
Seller: MITCHELL MATTHEW TODD Type: ARMS LENGTH IMPROVED				Date: 07/07/1992 Deed1: /09267/ 00146			Price: \$181,000 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 11/25/2008									

11 January, 2016

Matthew and Theresa Weatherly
601 Allegheny Ave
Towson, MD 21204

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: 551 Allegheny Ave.

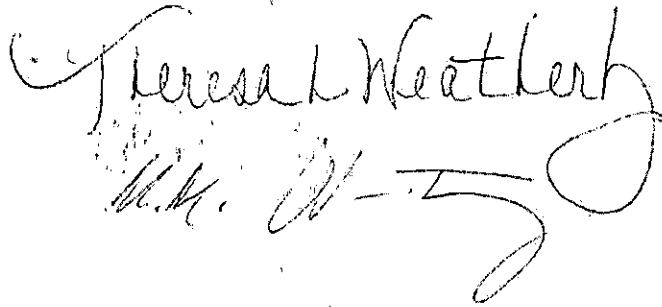
Case No.: 2016-0153-1

Dear Mr. Richards,

We are writing in regards to Case No. 2016-0153-1. We live directly next to 551 Allegheny Ave residence and are aware of Reza Mazhari and Elizabeth Good's proposed plan and addition. We would like to ask for your approval of their petition and officially note our support of this variance request in the case file.

Best regards,

Matthew Weatherly and Theresa Weatherly

The block contains two handwritten signatures. The top signature is 'Theresa Weatherly' in a cursive script. Below it is a second signature, which appears to be 'Matthew Weatherly', also in cursive. The signatures are written in dark ink on a white background.

FRONT OF #551

© 2015 Google

© 2015 Google

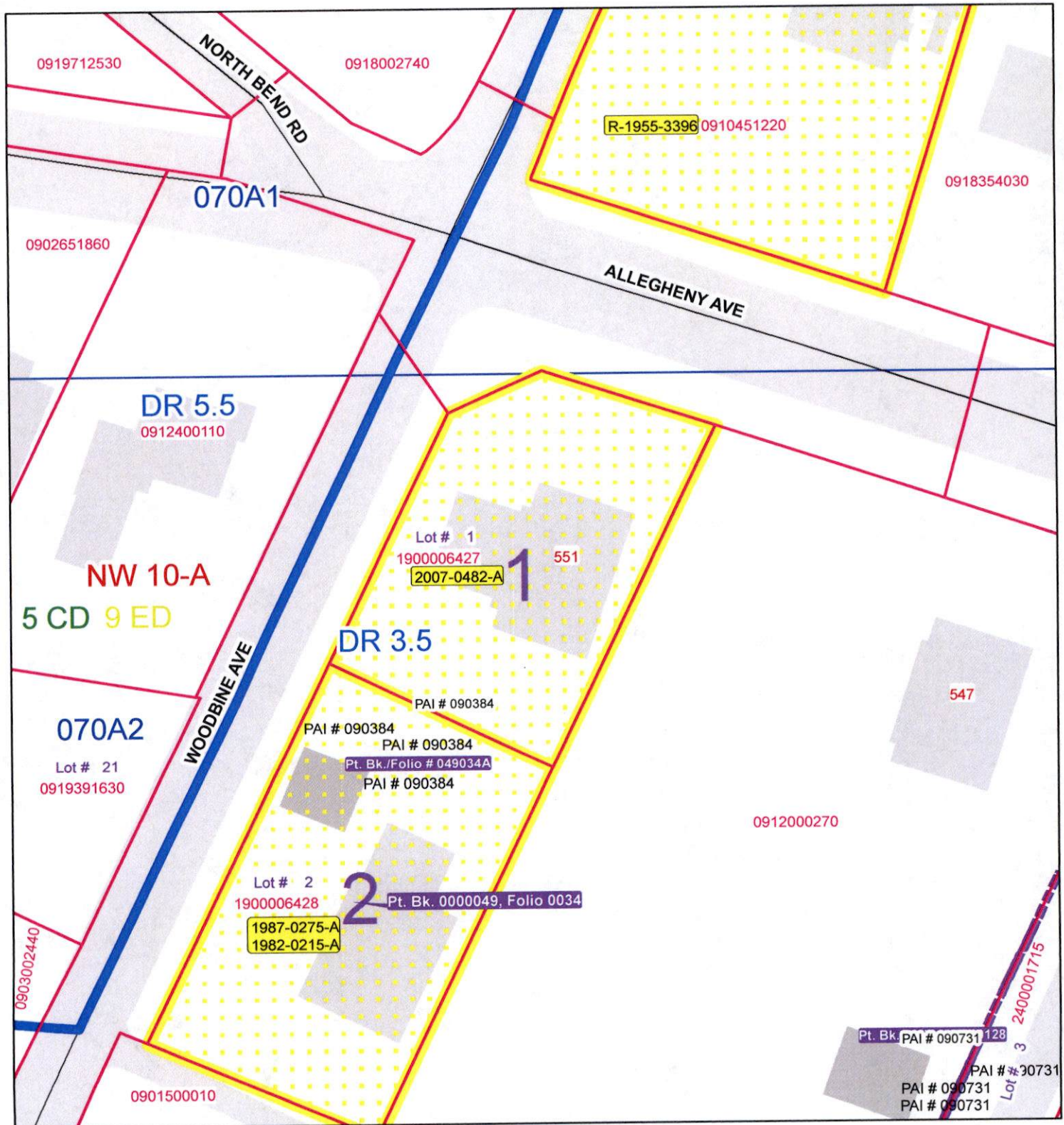
2016-0153-A

39°24'12.01" N 76°36'58.62" W



PROPOSED REAR ELEVATION
2016-0153-A

51 Allegheny Avenue



Publication Date: 12/15/2015



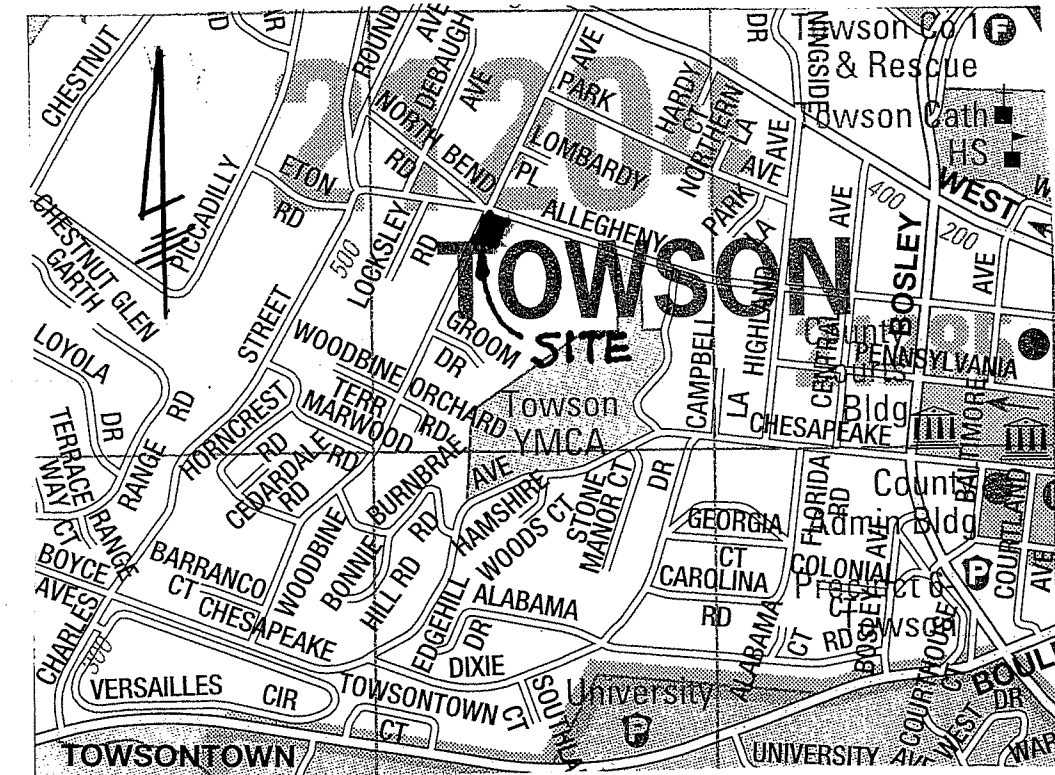
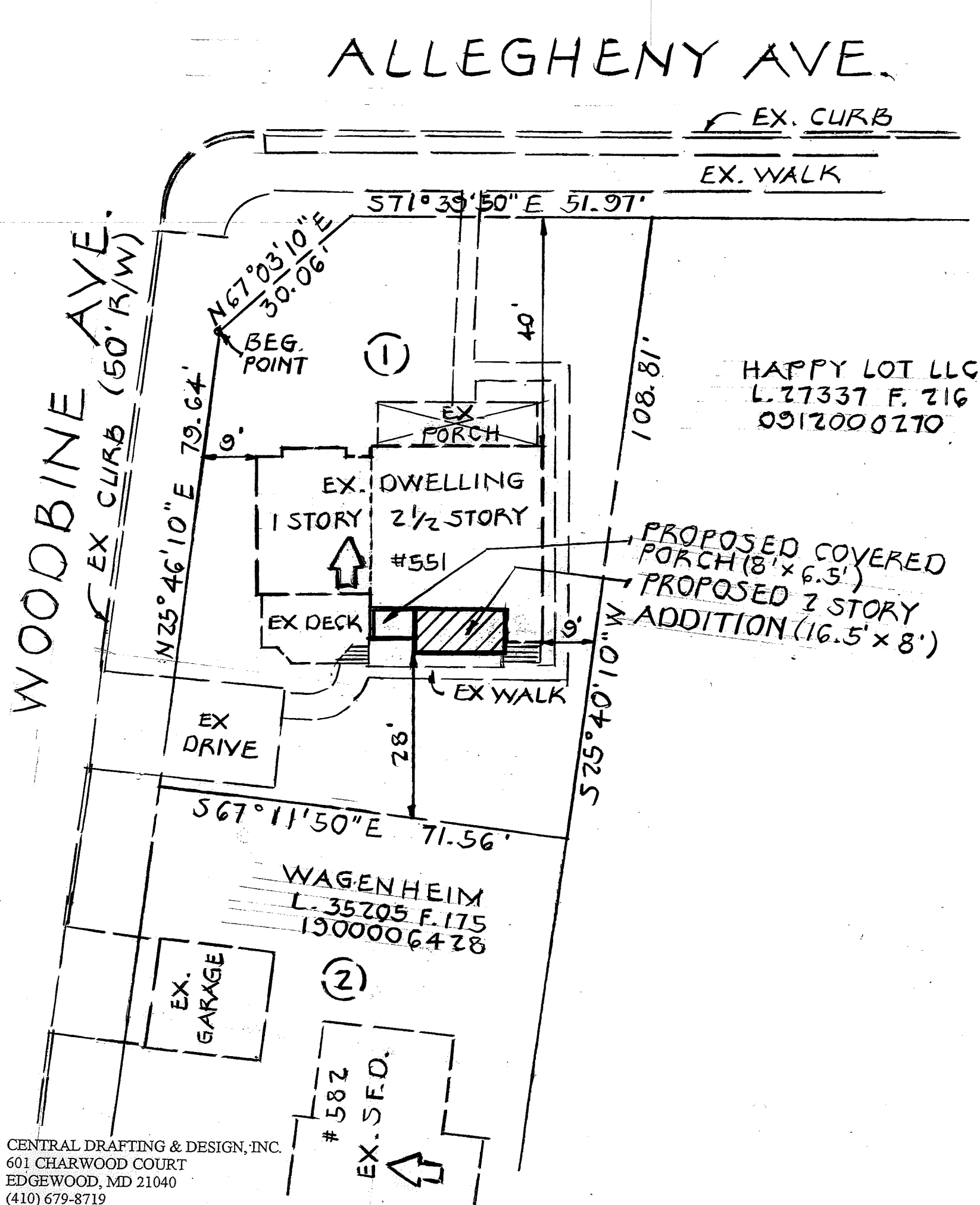
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



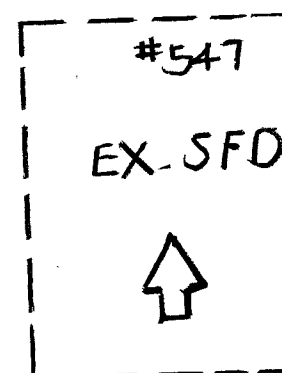
0 10 20 40 60 80 Feet

1 inch = 40 feet

2016-0153-A



VICINITY MAP
SCALE: 1"=1000'



NOTES

1. ZONING.....DR 3.5 (MAP NO. 070A2)
2. AREA.....7249 S.F. = 0.166 ACRE +/-
3. PUBLIC WATER AND SEWER
4. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD ZONE
5. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES, VIOLATIONS OR UNDERGROUND STORAGE TANKS EXIST.
6. ZONING HISTORY.....CASE NO. 2007-0482-A (ORDER DATED MAY 29, 2007)
GRANTED A STREET SIDE SETBACK OF 9 FEET IN LIEU OF THE REQUIRED 30 FEET

2016-0153-A

**PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE**

551 ALLEGHENY AVENUE

LOT 1 GLEN ROCK P.B. 40 F. 34

ELECTION DISTRICT 9C5

BALTIMORE COUNTY, MD.

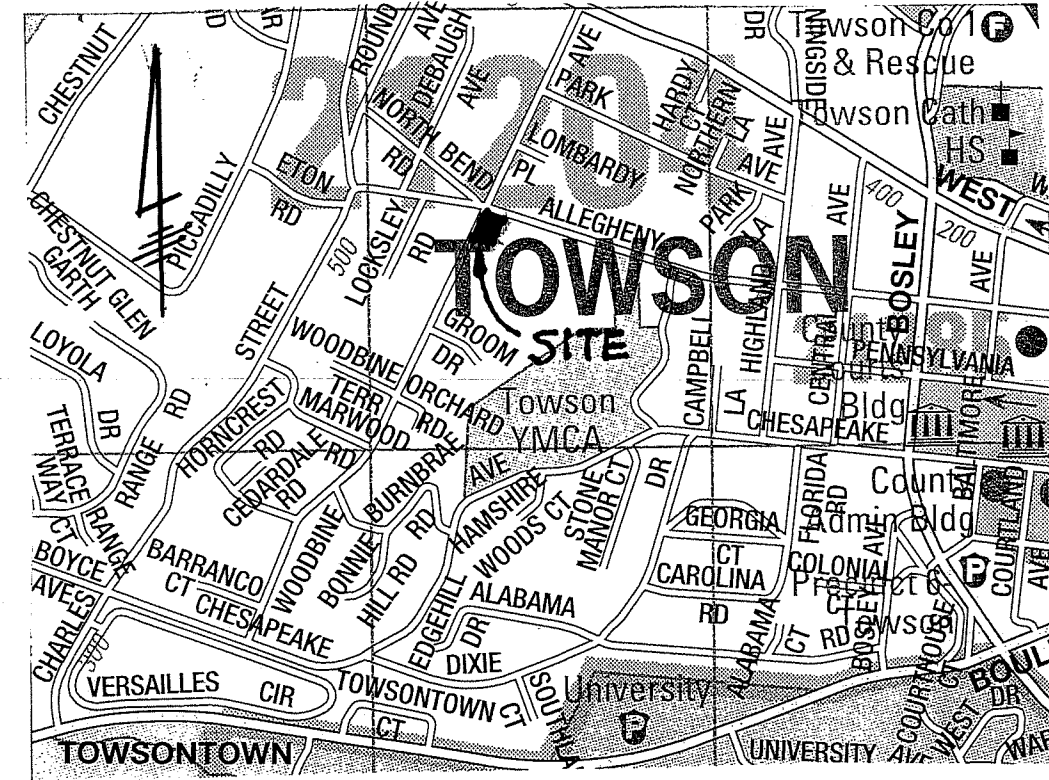
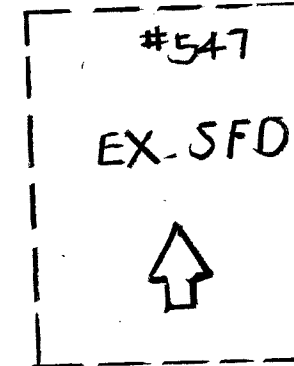
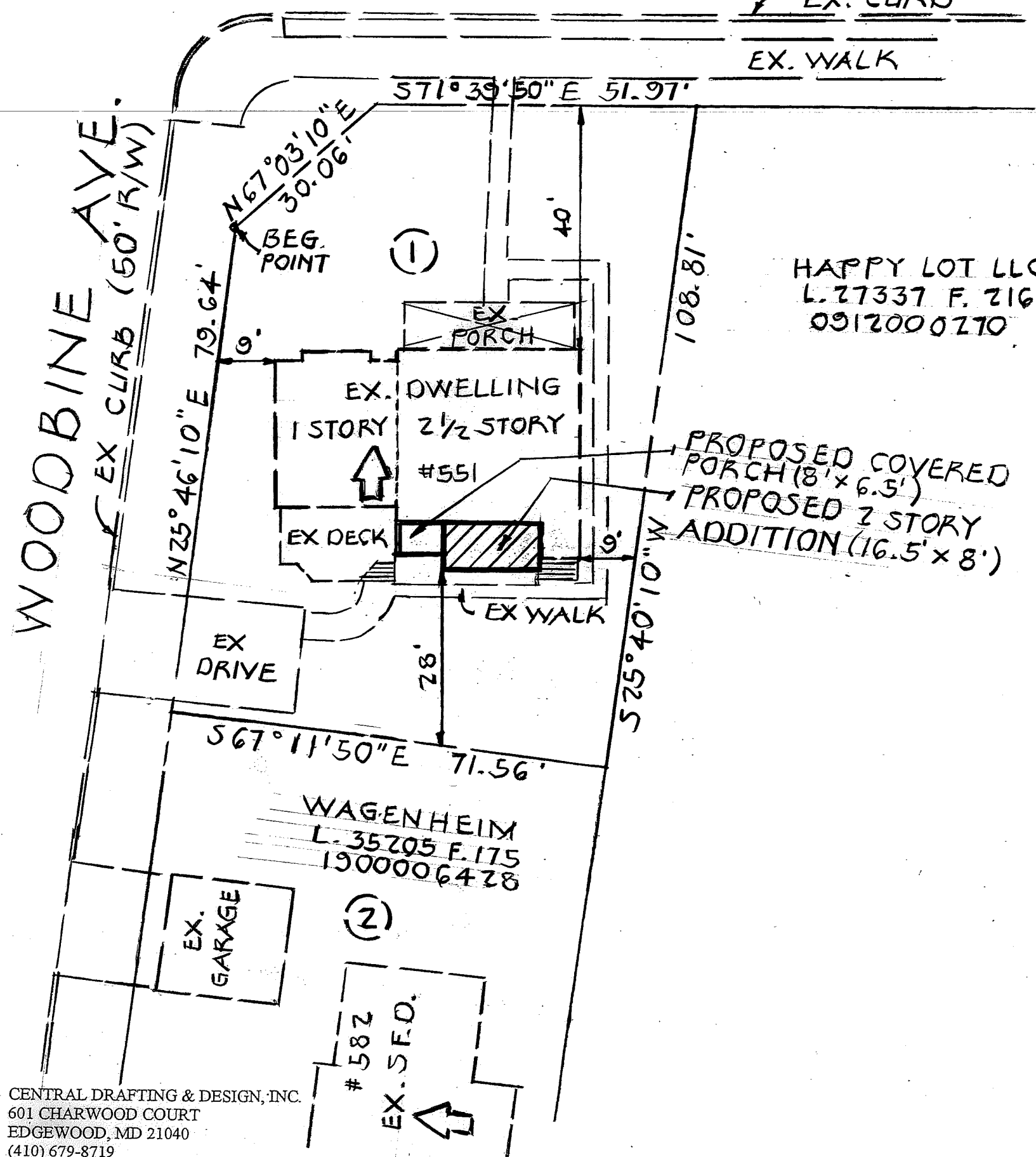
SCALE: 1 INCH = 20 FEET DECEMBER 20, 2015

OWNER

ELIZABETH R. GOOD & REZA MAZHARI
551 ALLEGHENY AVENUE
TOWSON, MD. 21204
L. 16302 F. 123
ACCT. NO. 1900006427
PHONE NO. 410-456-8260

ALLEGHENY AVE.

WOODBINE AVE.



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....DR 3.5 (MAP NO. 070A2)
2. AREA.....7249 S.F. = 0.166 ACRE +/-
3. PUBLIC WATER AND SEWER
4. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD ZONE
5. NO HISTORIC STRUCTURES, ARCHOLOGICAL SITES, VIOLATIONS OR UNDERGROUND STORAGE TANKS EXIST.
6. ZONING HISTORY.....CASE NO. 2007-0482-A (ORDER DATED MAY 29, 2007)
GRANTED A STREET SIDE SETBACK OF 9 FEET IN LIEU OF THE REQUIRED 30 FEET

2016-0153-A

PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

551 ALLEGHENY AVENUE

LOT 1 GLEN ROCK P.B. 40 F. 34

ELECTION DISTRICT 9C5

BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 20 FEET DECEMBER 20, 2015

OWNER
ELIZABETH R. GOOD & REZA MAZHARI
551 ALLEGHENY AVENUE
TOWSON, MD. 21204
L. 16302 F. 123
ACCT. NO. 1900006427
PHONE NO. 410-456-8260

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

Pet. Exh. 1