

M E M O R A N D U M

DATE: December 6, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0091-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 5, 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

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 § 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 4th day of **November, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations, to permit an accessory structure/ground mounted Solar Array on a corner lot that is not on the third of the lot that is farthest removed from the side street, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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 11-4-16

By low



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 6519 Guilmore St, Baltimore, MD 21207 Currently zoned residential DR 5.5
 Deed Reference 28119 / 00178 10 Digit Tax Account # 0213400870
 Owner(s) Printed Name(s) Paul and Elizabeth Nygren

(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)

Section: 400.1

To permit an accessory structure/ground mounted Solar Array on a corner lot, that is not on the 3rd of the lot that is farthest removed from the side street.

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):

Paul Nygren Elizabeth Nygren
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

6519 Guilmore St Balt. MD
 Mailing Address City State

21207 4105301571 snnygren@aol.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:

Gailan Wensil-Straw
 Name - Type or Print

[Signature]
 Signature

221 Gateway Dr. Bel Air MD
 Mailing Address City State

21014 443-867-7541 Gwensil-Straw@adbb.md.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 2017-0091-A Filing Date 10/4/16 Estimated Posting Date 10/16/16 Reviewer [Signature]

ORDER RECEIVED FOR FILING

Rev 5/8/2014

Date 11-4-16

By [Signature]

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: 6519 Gilmore St Baltimore MD 21207
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 request a variance to build a ground mounted solar array
in the rear of the yard. The variance is requested because
there is a street on the west side of the home. The array
is to be over 10' from the fence towards the center of
the rear property.

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

Signature of Owner (Affiant)

Paul Nygren

Name- Print or Type

Signature of Owner (Affiant)

Elizabeth V. Nygren

Name- Print or Type

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

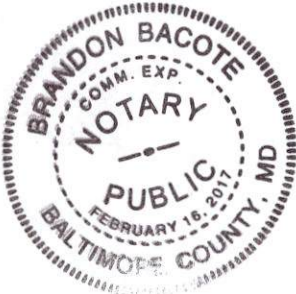
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of SEPT, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: PAUL NYGREN ; ELIZABETH NYGREN

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

AS WITNESS my hand and Notaries Seal



Notary Public

BA - BA
02/16/2017

My Commission Expires

REV. 5/8/2014

Affidavit in Support of Administrative Variance

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Paul Nygren

Name- Print or Type

Signature of Owner (Affiant)

Elizabeth V. Nygren

Name- Print or Type

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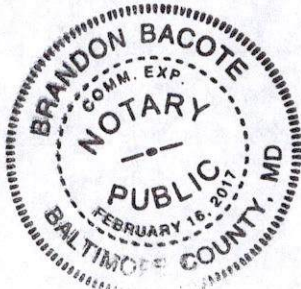
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Print name(s) here: PAUL NYGREN ; ELIZABETH NYGREN

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AS WITNESS my hand and Notaries Seal



Notary Public

02/16/2017
My Commission Expires

REV. 5/8/2014



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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Address 6519 Guilmore St, Baltimore, MD 21207 Currently zoned DR 5.5
Deed Reference 28119 / 00178 10 Digit Tax Account # 0 2 1 3 4 0 0 8 7 0
Owner(s) Printed Name(s) Paul and Elizabeth Nygren

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

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1. ☒ ADMINISTRATIVE VARIANCE from Section(s)

Section: 400.1

To permit an accessory structure/ground mounted Solar Array on a corner lot, that is not on the 3rd of the lot that is farthest removed from the side street.

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4107(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):

Paul Nygren Elizabeth Nygren

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6519 Guilmore St Balt. MD

Mailing Address

City

State

21207 4105301571

Zip Code

Telephone #

l.nygren@aol.com

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:

Gailan Wensil-Strow

Name - Type or Print

Signature

221 Gateway Dr. Bel Air MD

Mailing Address

City

State

21014 443-867-7541

Zip Code

Telephone #

Gwensil-Strow@adbbvld.com

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 2017-0091-A Filing Date 10/4/2016 Estimated Posting Date 10/16/16 Reviewer M

ORDER RECEIVED FOR FILING

Rev 5/8/2014

Date 11-4-16

By low

Zoning Description for 6519 Gilmore Street

Beginning at the southwestern side of Gilmore Street which is 40ft. wide at the Southeastern corner of Summit Ave which is 40ft. wide.

Being lots 343 and 344 in the subdivision of "Broadacres" as recorded in Plat Book 5 Folio 44, containing 15,760 square feet. Located in the 2nd Election District and 4th Council District.

2017-0091-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/14/2016

Case Number: 2017-0091-A

Petitioner / Developer: PAUL & ELIZABETH NYGREN ~ GAILAN WENSIL-STROW of AMERICAN DESIGN & BUILD

Date of Hearing (Closing): OCTOBER 31, 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:
6519 GILMORE STREET

The sign(s) were posted on: OCTOBER 13, 2016



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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0091 -A Address 6519 Gilmore Street

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

Filing Date: 10/4/16 Posting Date: 10/16/16 Closing Date: 10/31/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 2017- 0091 -A Address 6519 Gilmore Street

Petitioner's Name Paul & Elizabeth Nygren Telephone _____

Posting Date: 10/16/16 Closing Date: 10/31/16

Wording for Sign: _____ To permit an accessory structure/ground mounted Solar Array on a corner lot, that is not on the 3rd of the lot that is farthest removed from the side street.

Revised 7/6/16

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

No 145706

Date: 10/4/16

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

Total: 75.00

Rec

From:

For:

6519 G. Moore St

LOT -0091-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME INM
10/04/2016 10/04/2016 09:53:28 1
REG WSD1 WALKIN LJR
>>RECEIPT # 884529 10/04/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 145706
Rcpt Tot \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

November 1, 2016

Paul & Elizabeth Nygren
6519 Gilmore Street
Baltimore MD 21207

RE: Case Number: 2017-0091 A, Address: 6519 Gilmore Street

Dear Mr. & Ms. Nygren:

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Gailan Wensil-Straw, 221 Gateway Drive, Bel Air MD 21014

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 31, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-091

RECEIVED

NOV 03 2016

INFORMATION:

Property Address: 6519 Gilmore Street
Petitioner: Paul and Elizabeth Nygren
Zoning: DR 5.5
Requested Action: Administrative Variance

OFFICE OF ADMINISTRATIVE HEARINGS

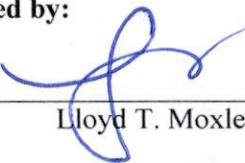
The Department of Planning has reviewed the petition for variance to permit an accessory structure (ground mounted solar array) on a corner lot that is not on the one third of the lot that is farthest removed from the side street.

A site visit was conducted on October 18, 2016. The petitioners confirm the height of the solar array will be 10 feet.

The Department of Planning does not object to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Lloyd Moxley
Gailan Wensil-Strow
Office of the Administrative Hearings
People's Counsel for Baltimore County

10/31
RECEIVED

BALTIMORE COUNTY, MARYLAND

OCT 13 2016

Inter-Office Correspondence

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 13, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0091-A
Address 6519 Gilmore Street
(Nygren Property)

Zoning Advisory Committee Meeting of **October 17, 2016**.

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

Reviewer: Steve Ford

Date: 10-13-2016

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



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

Date: 10/11/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0091-A

*Administrative Variance
Paul & Elizabeth Haggan
6519 Gilmore Street*

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 "Wendy Wolcott".

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 31, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-091

INFORMATION:

Property Address: 6519 Gilmore Street
Petitioner: Paul and Elizabeth Nygren
Zoning: DR 5.5
Requested Action: Administrative Variance

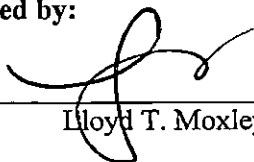
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Lloyd Moxley
Gailan Wensil-Strow
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 17, 2016
Item No. 2017-0091

DATE: October 17, 2016

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

Landscape and Lighting Plans are required per Landscape Manual.

* * * * *

DAK:~~CEN~~
Cc:file
ZAC-ITEM NO 17-0091-10172016.doc

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 0213400870			
Owner Information					
Owner Name:		NYGREN PAUL NYGREN ELIZABETH		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		6519 GILMORE ST BALTIMORE MD 21207-1541		Deed Reference: /28119/ 00178	
Location & Structure Information					
Premises Address:		6519 GILMORE AVE BALTIMORE 21207-4226		Legal Description: LTS 343-344 6519 GILMORE AVE BROADACRES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0005/0044
0088	0020	0391		0000	343 2016
Special Tax Areas:			Town: Ad Valorem: NONE Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1955	1,501 SF		15,760 SF	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT		2 full	
Value Information					
	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	47,200	47,200			
Improvements	110,800	115,100			
Total:	158,000	162,300	159,433	160,867	
Preferential Land:	0			0	
Transfer Information					
Seller: JOHNSON CHARLES EDWARD,JR		Date: 05/21/2009		Price: \$100,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /28119/ 00178		Deed2:	
Seller: MEPHAM ROLAND		Date: 09/19/1989		Price: \$82,500	
Type: ARMS LENGTH IMPROVED		Deed1: /08277/ 00535		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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: Denied					

2017-0091A







2017-0091-A

2017 0091-A

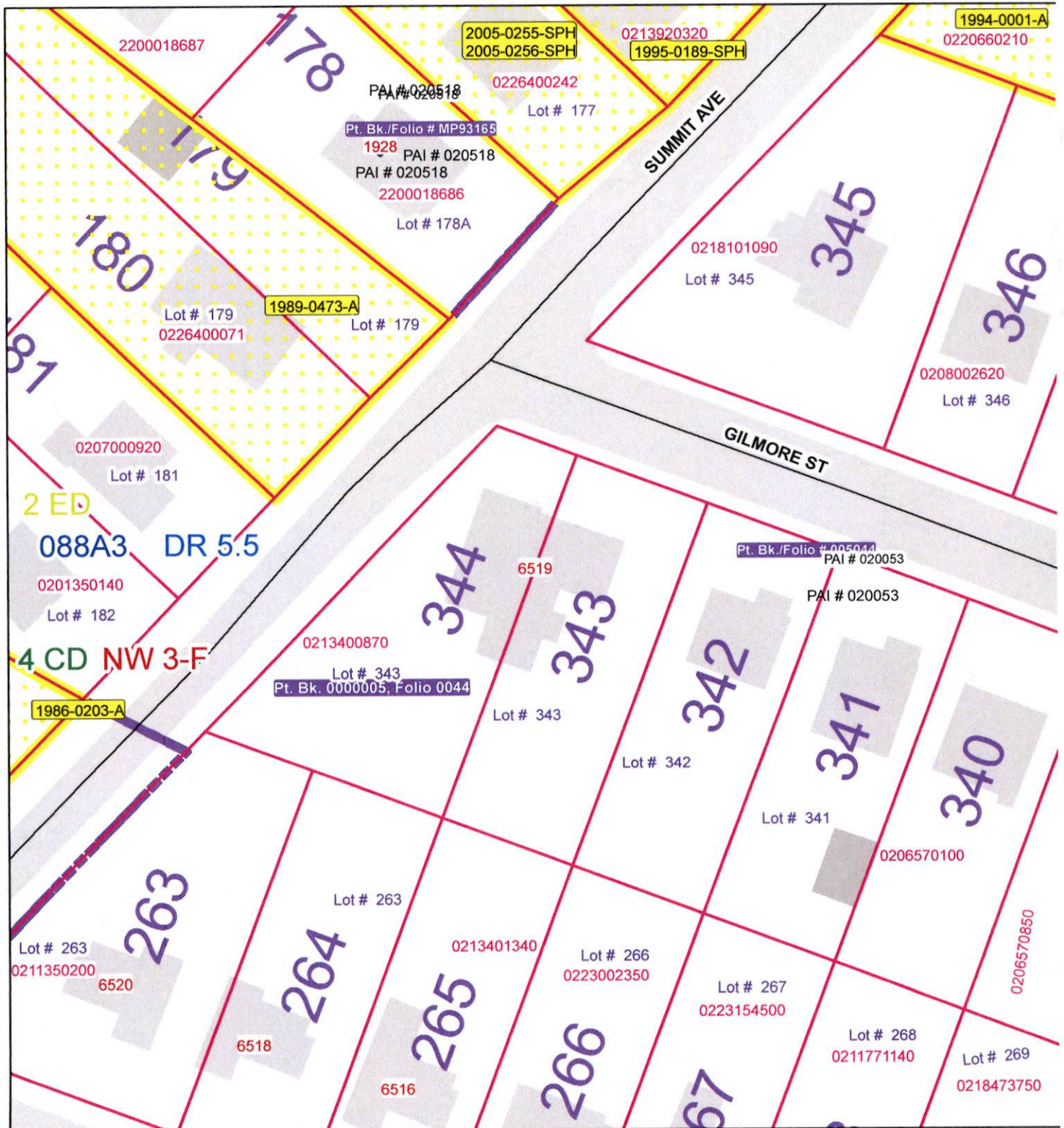


C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>10-13</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
<u>11-3</u>	PLANNING (if not received, date e-mail sent _____)	<u>No objection</u>
<u>10-11</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>10-13-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

6519 Gilmore Street 20..-0091-A



Publication Date: 10/4/2016



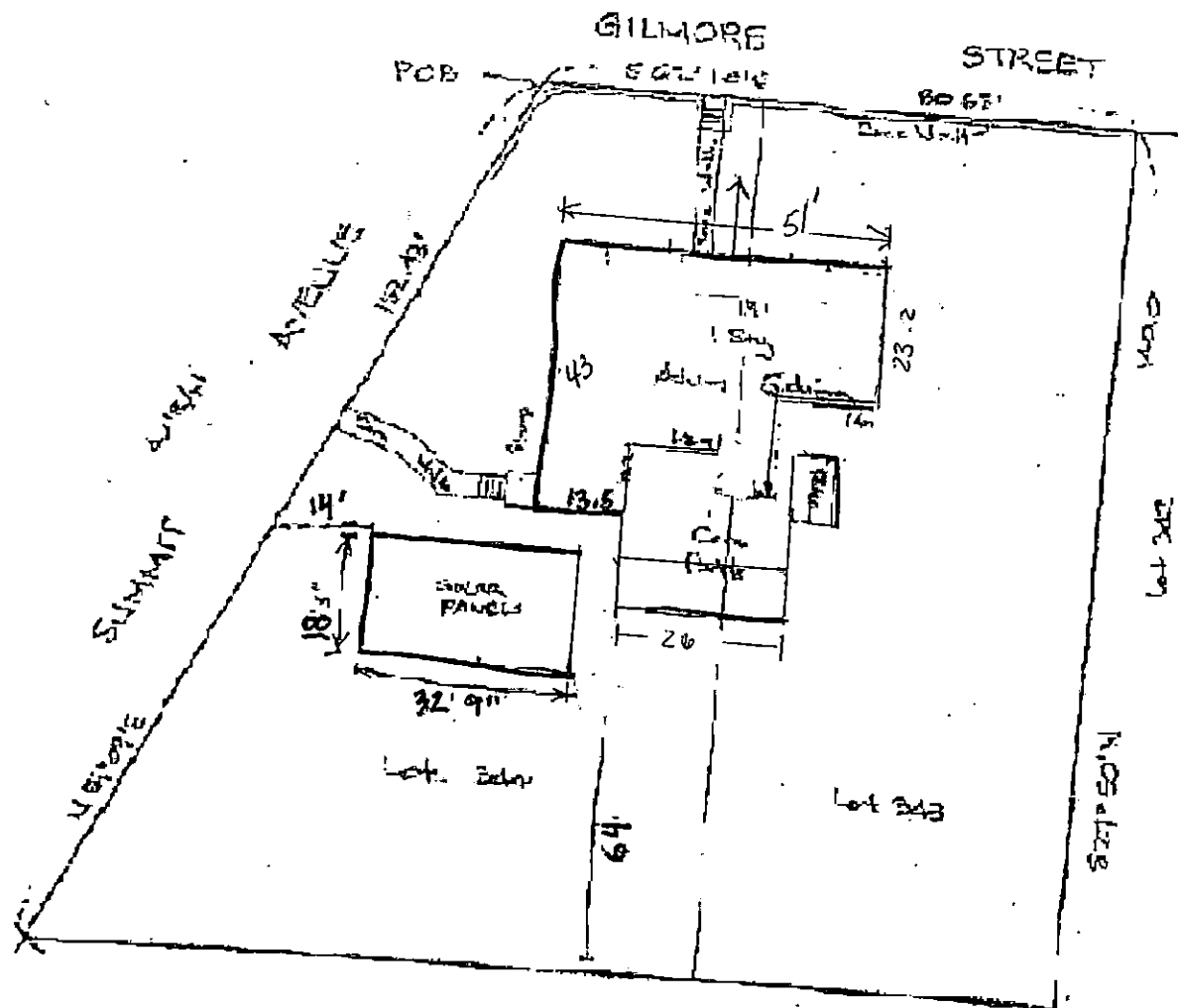
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 50 feet

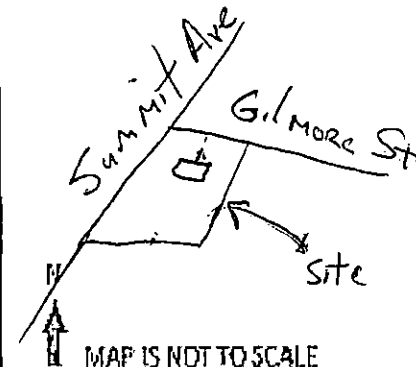
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 6519 Gilmore St, Baltimore, MD OWNER(S) NAME(S) Paul and Elizabeth Nugren
 SUBDIVISION NAME Broadacres LOT # 343 ⁺³⁴⁴ BLOCK # _____ SECTION # _____
 PLAT BOOK # 5 FOLIO # 44 10 DIGIT TAX # 021 340 0870 DEED REF. # 28119/00178



PLAN DRAWN BY Gailen Wensel-Strow DATE 10/3/16 SCALE: 1 INCH = 30 FEET

2017-0091-A

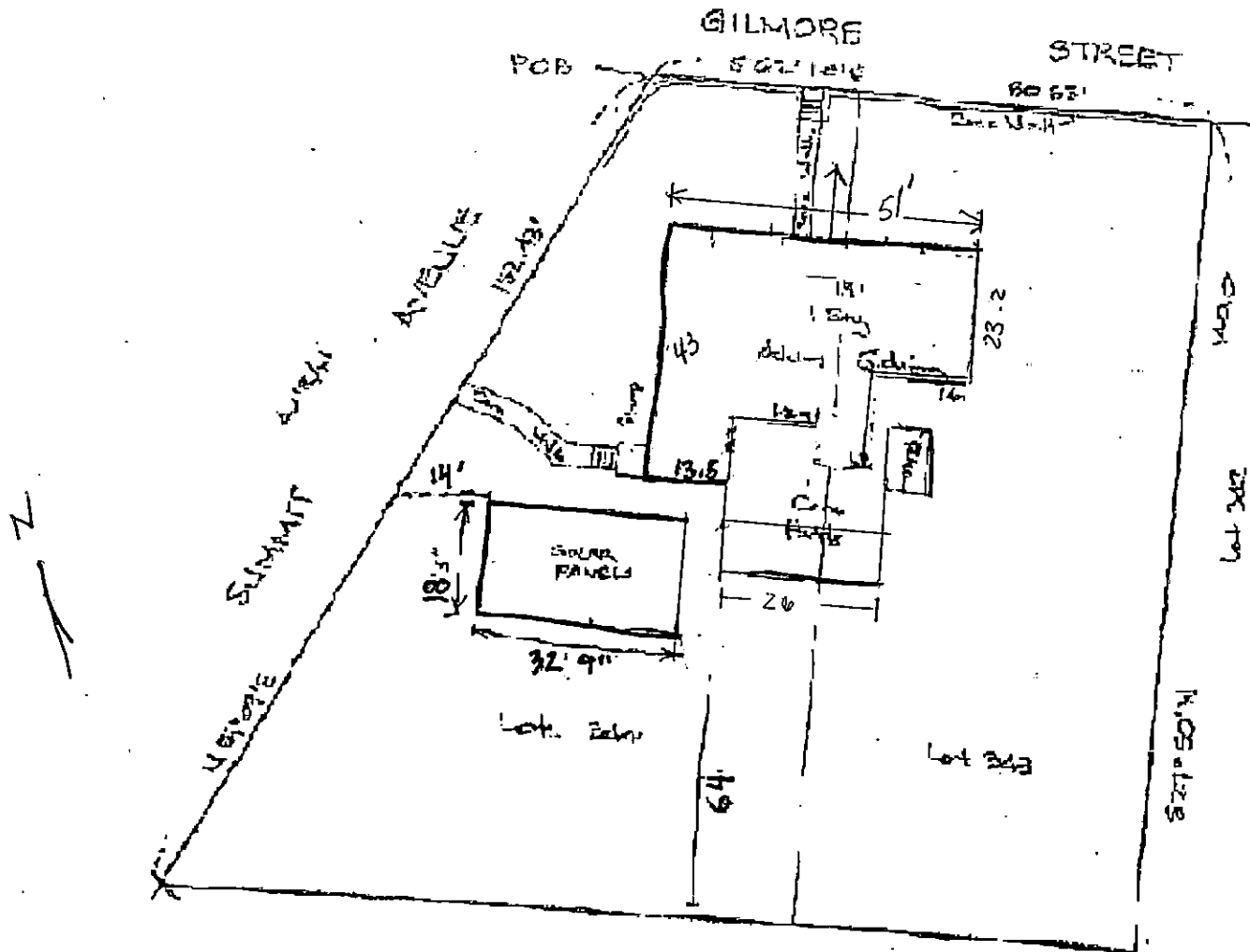
SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 088A3
 SITE ZONED DR 5.5
 ELECTION DISTRICT 2
 COUNCIL DISTRICT 4
 LOT AREA ACREAGE 16,760 SF
 OR SQUARE FEET _____
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 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:

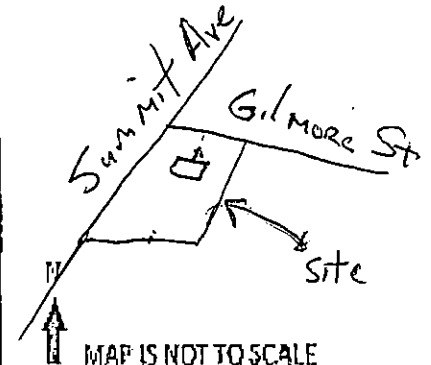
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 6519 Gilmore St, Baltimore, MD OWNER(S) NAME(S) Paul and Elizabeth Nugren
SUBDIVISION NAME Broadacres LOT # 343 ⁺³⁴⁴ BLOCK # _____ SECTION # _____
PLAT BOOK # 5 FOLIO # 44 10 DIGIT TAX # 021 340 0870 DEED REF. # 28119/00178



PLAN DRAWN BY Grahan Wensil-Strow DATE 10/3/16 SCALE: 1 INCH = 30 FEET

2017-0091-A

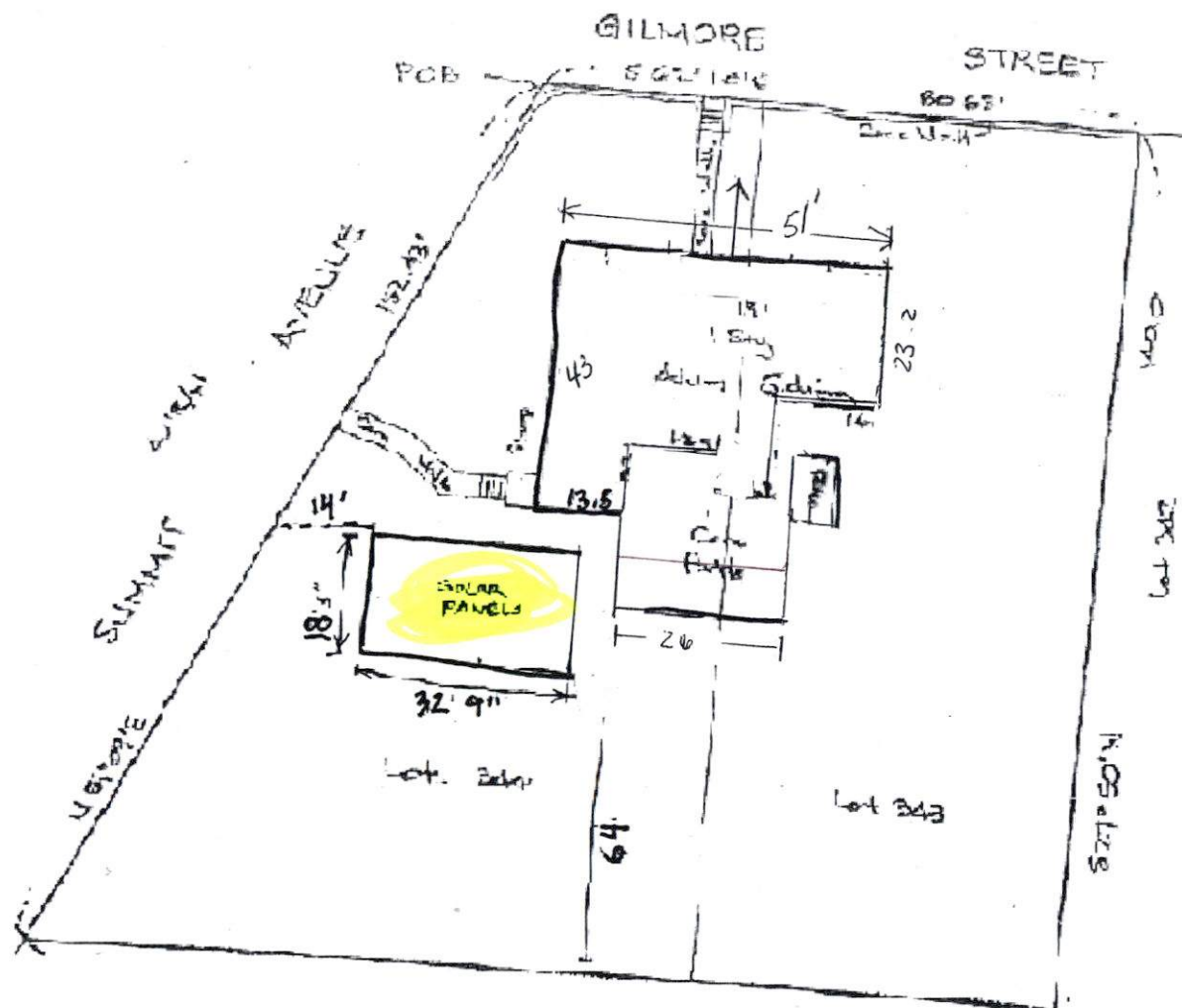
SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 088A3
SITE ZONED DR 5.5
ELECTION DISTRICT 2
COUNCIL DISTRICT 4
LOT AREA ACREAGE 16,760 SF
OR SQUARE FEET _____
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
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:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 6519 Gilmore St, Baltimore, MD OWNER(S) NAME(S) Paul and Elizabeth Nugren
SUBDIVISION NAME Broadacres LOT # 343⁺³⁴⁴ BLOCK # _____ SECTION # _____
PLAT BOOK # 5 FOLIO # 44 10 DIGIT TAX # 0213400870 DEED REF. # 28119/00178



PLAN DRAWN BY Gailan Wensel-Strow

DATE 10/3/16

SCALE: 1 INCH = 30 FEET

2017-0091-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 088A3

SITE ZONED DR 5.5

ELECTION DISTRICT 2

COUNCIL DISTRICT 4

LOT AREA ACREAGE 15,760 SF

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

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:

Per. Exh. 1