

M E M O R A N D U M

DATE: January 24, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0140-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 23, 2017. 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 *
(1503 Malvern Avenue)
9th Election District *
2nd Council District *
Thomas K. & Cecilia A. George *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0140-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, Thomas K. & Cecilia A. George ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations, to permit a proposed garage located in the side yard in lieu of the required rear yard. 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. No adverse ZAC comments were received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 1, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 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

ORDER RECEIVED FOR FILING

Date 12-22-16

By SW

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.

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

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 22nd day of **December, 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 a proposed garage located in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date 12-22-16

By (Signature)

3. The garage shall not be used for commercial purposes.

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 12-22-16

By pw



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 1503 MALVERN AVE, TOWSON, MD. 21204 Currently zoned DR-2
Deed Reference 37438 1 00174 10 Digit Tax Account # 09 03 478240
Owner(s) Printed Name(s) THOMAS GEORGE AND CECILIA A. GEORGE

(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)

See Attached

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 raise, 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):

THOMAS K. GEORGE, CECILIA A. GEORGE
Name #1 – Type or Print Name #2 – Type or Print

Thomas K. George, Cecilia A. George
Signature #1 Signature #2

1503 MALVERN AVE. TOWSON, MD.
Mailing Address City State

21204, 443-253-9386, tgeorge@homesale.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:

Name – Type or Print

Signature SATHE

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 2017-0140-A Filing Date 1/23/16 Estimated Posting Date 12/4/16 Reviewer gh

Affidavit in Support of
(THIS AFFIDAVIT IS NOT REQUIRED

Administrative Variance
OR 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: 1503 MALVERN 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)

THE PROPOSED LOCATION ON THE RIGHT SIDE (WEST) IS THE ONLY PRACTICAL SITE FOR A GARAGE BECAUSE THIS SIDE SERVES AS THE REAR OF THE HOUSE. THE PROPOSED LOCATION IS AT THE END OF THE EXISTING DRIVEWAY AND IS WHERE THE BASEMENT DOOR STAIRWELL IS LOCATED. THIS SIDE ALSO HAS THE LEAST IMPACT ON NEIGHBORS BECAUSE IT BACKS UP TO BELLONA AVENUE.

TO LOCATE THE GARAGE ANYWHERE ELSE WOULD BE DIFFICULT AND IMPRACTICAL BECAUSE THE LEFT SIDE (EAST) IS TOO NARROW AND INCLUDES AN EXISTING RETAINING WALL, THE FRONT SIDE (NORTH) IS TOO NARROW AND IMPACTS THE NEIGHBORS, AND THE SOUTH SIDE WOULD REQUIRE CROSSING THE BGE AND WATER EASEMENTS, REMOVING MATURE TREES AND PLANTS, AND IMPACTING A NEIGHBOR.

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

Thomas K. George
Signature of Owner (Affiant)

THOMAS K. GEORGE
Name- Print or Type

Cecilia A. George
Signature of Owner (Affiant)

CECILIA A. GEORGE
Name- Print or Type

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

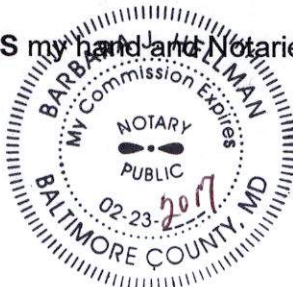
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of November, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: THOMAS K. GEORGE AND CECILIA A. GEORGE

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

AS WITNESS my hand and Notaries Seal



Barbara J. Allman
Notary Public

2-23-2017
My Commission Expires



2017-0140-A

Variance from section: 400.1 of the BCZR

To permit a proposed garage located in the side yard in lieu of the required rear yard.

Zoning Petition Property Description
1503 Malvern Avenue 21204

Zoning Property Description for 1503 Malvern Avenue, Towson, Maryland 21204.

Beginning at a point on the south side of Malvern Avenue which is 50' wide at a distance of 475'(+/-) east of the centerline of the nearest improved intersecting street (Bellona Avenue) which is 80' feet wide.

All that lot of ground situate in Baltimore County in the State of Maryland and described as follows, that is to say:

Beginning for the same in the centre of Bellona Avenue and at the end of the third line of the land which by a deed dated February 2, 1946 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1431, folio 264, etc., was conveyed by Ellen R. Hooper, et al., to Paul J. Myers and wife, and running thence, bounding on the centre of Bellona Avenue, the two following courses and distances, viz: North 29 degrees 33 minutes west 97.5 feet and north 25 degrees 33 minutes west 102 feet, thence running for lines of division now made, the two following courses and distances, viz: north 89 degrees 27 minutes east 211.2 feet and south 1 degree 6 minutes east 181.45 feet to intersect the second line of the land conveyed as aforesaid by Ellen R. Hooper, et al., to Paul J. Myers and wife, and thence bounding on said second line, north 88 degrees 30 minutes west 121 feet to the place of beginning. Containing 0.66 acres of land, more or less.

2017-0140-A

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

December 01, 2016

Re:
Zoning Case No. 2017-0140-A
Petitioner: Thomas K. George
Closing date: December 19, 2016

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

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 located at **1503 Malvern Avenue**.

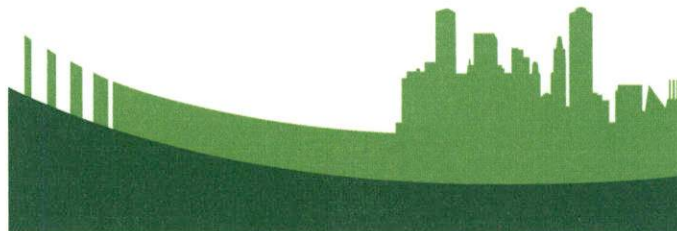
The sign was posted on **December 1, 2016**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE
CASE NO. 2017-0140-A
1503 Malvern Avenue

TO PERMIT A PROPOSED GARAGE (ACCESSORY
STRUCTURE) LOCATED IN THE SIDE YARD IN LIEU
OF THE REQUIRED REAR YARD.

PUBLIC HEARING?

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 IT IS DONE IN
THE ZONING OFFICE BEFORE DECEMBER 19, 2016.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3351

1503

1503

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2017-0140-A

1503 Malvern Avenue

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**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0140 -A Address 1503 Malvern Ave 21204

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/23/16 Posting Date: 12/04/16 Closing Date: 12/19/16

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 2017- 0140 -A Address 1503 Malvern Ave 21204

Petitioner's Name Thomas K George Telephone 443-253-9386

Posting Date: 12/04/16 Closing Date: 12/19/16

Wording for Sign: To Permit a proposed garage (accessory structure)
located in the side yard in lieu of the required
rear yard.

Revised 7/6/16

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0140 -A Address 1503 Malvern Ave 21204

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

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Revised 7/6/16

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2017-0140-A
Property Address: 1503 Malvern Ave
Property Description: _____
Legal Owners (Petitioners): Thomas & Ceila Thomas
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS K. GEORGE
Company/Firm (if applicable): _____
Address: 1503 MALVERN AVE.
TOWSON, MD. 21204
Telephone Number: 443-253-9386

Revised 7/9/2015

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

NO 145747

Date:

11/23/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	000		615				75

Total:

75.00

Rec

From:

Thomas George

For:

1503 Malvern Ave

2017-0110-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

11/23/2016 11/23/2016 09:17:19 1

REG 0801 WALKIN LJR

>>RECEIPT # 893452 11/23/2016 OFLN

Dept: 5 528 ZONING VERIFICATION

CR NO. 145747

Receipt Tot \$75.00

\$75.00 CK \$0.00 CA

Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

December 20, 2016

Thomas K & Cecilia A George
1503 Malvern Avenue
Towson MD 21204

RE: Case Number: 2017-0140 A, Address: 1503 Malvern Avenue

Dear Mr. & Ms. George:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 23, 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, appearing to read "W. Carl Richards, Jr.", is written over a light blue horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

12-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

DEC 02 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: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0140-A
Address 1503 Malvern Avenue
(George Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

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

Reviewer: Steve Ford

Date: 12-2-2016

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



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

Date: 12/5/16

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. 2017-0140-A

*Administrative Variance
Thomas K. & Cecilia A. George.
1503 Malvern Avenue.*

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 'Richard Zeller', is written over a horizontal line.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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Sustainability (EPS) - Development Coordination

DATE: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0140-A
Address 1503 Malvern Avenue
(George Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

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

Reviewer: Steve Ford

Date: 12-2-2016

(AV) 12-19-16
12/23/16
TO WORK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

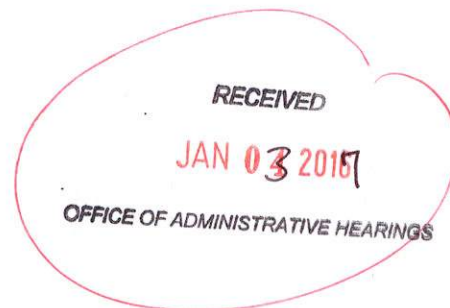
TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For December 12, 2016
Item No. 2017-0135, 0137, 0140, 0141, 0143, 0145 and 0146

DATE: December 19, 2016

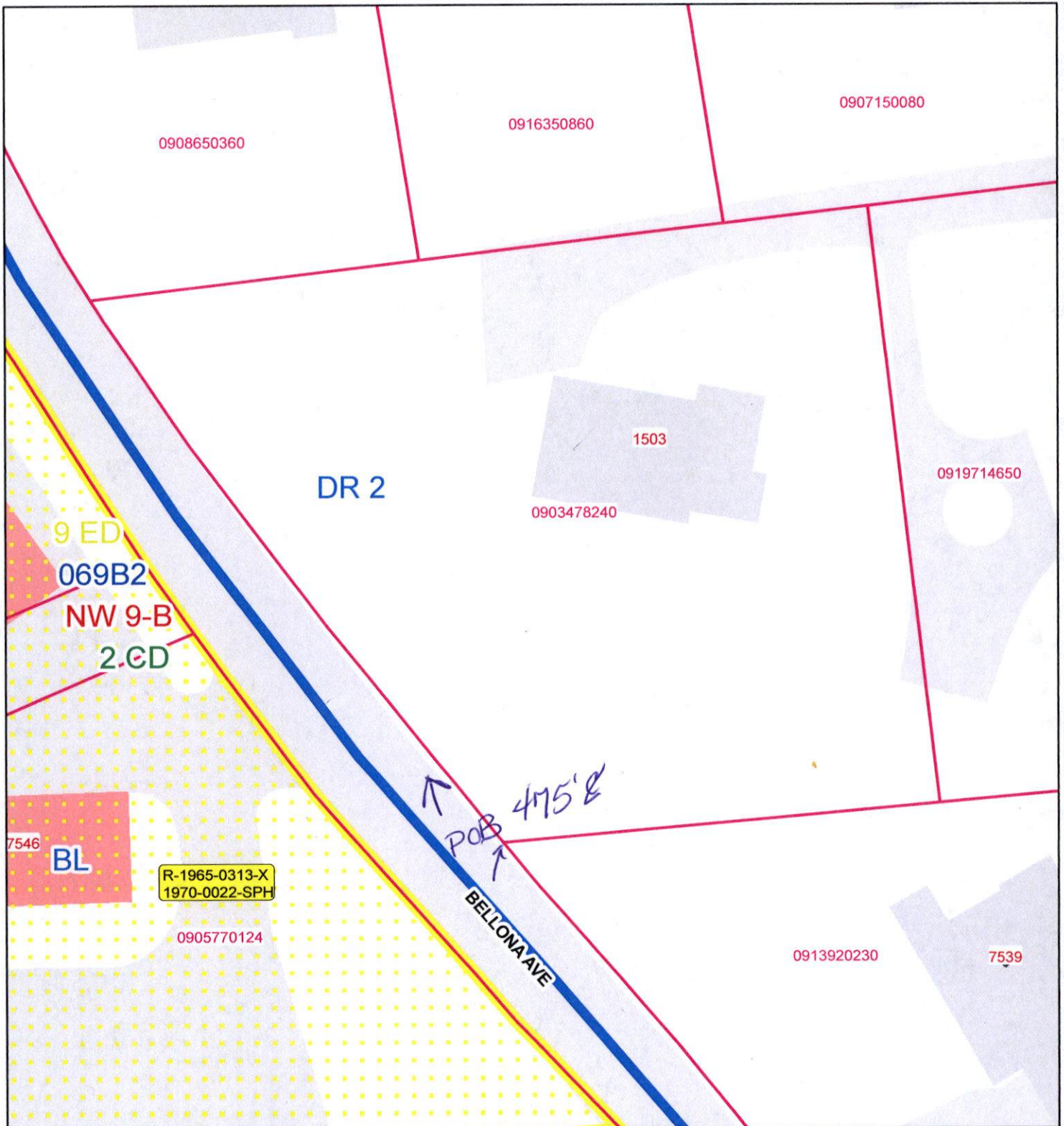
The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.



DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC12122016.doc

.503 Malvern Ave...

GIS MAP



Publication Date: 8/11/2016



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

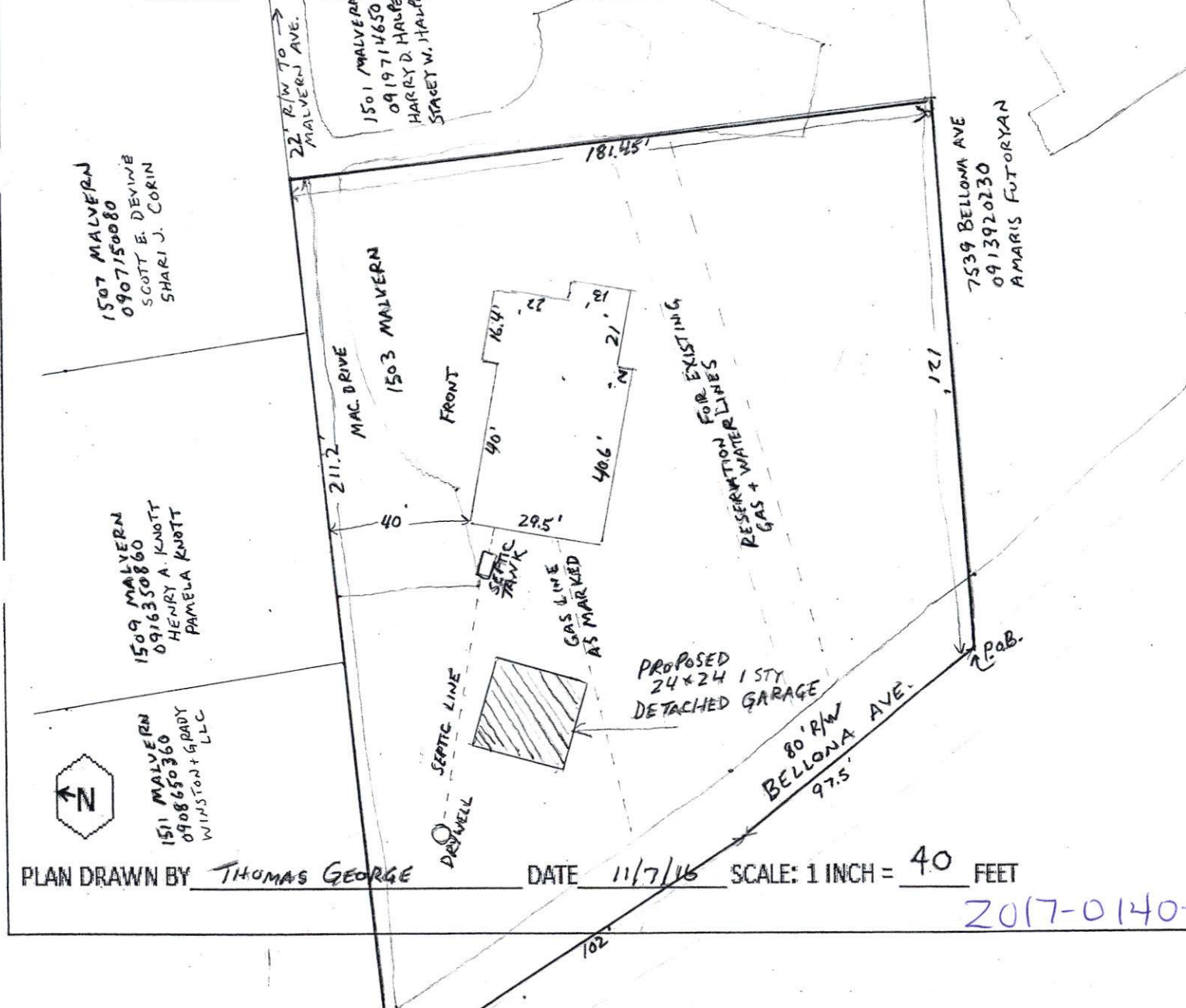
2017-0140-A

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

ADDRESS 1503 MALVERN AVE. OWNER(S) NAME(S) THOMAS & CECILIA GEORGE

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 37438 FOLIO # 174 10 DIGIT TAX # 0903478240 DEED REF. # 37438 / 00174



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 069B2

SITE ZONED DR 2

ELECTION DISTRICT 9ED

COUNCIL DISTRICT 2CD

LOT AREA ACREAGE .66

OR SQUARE FEET 31,798

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

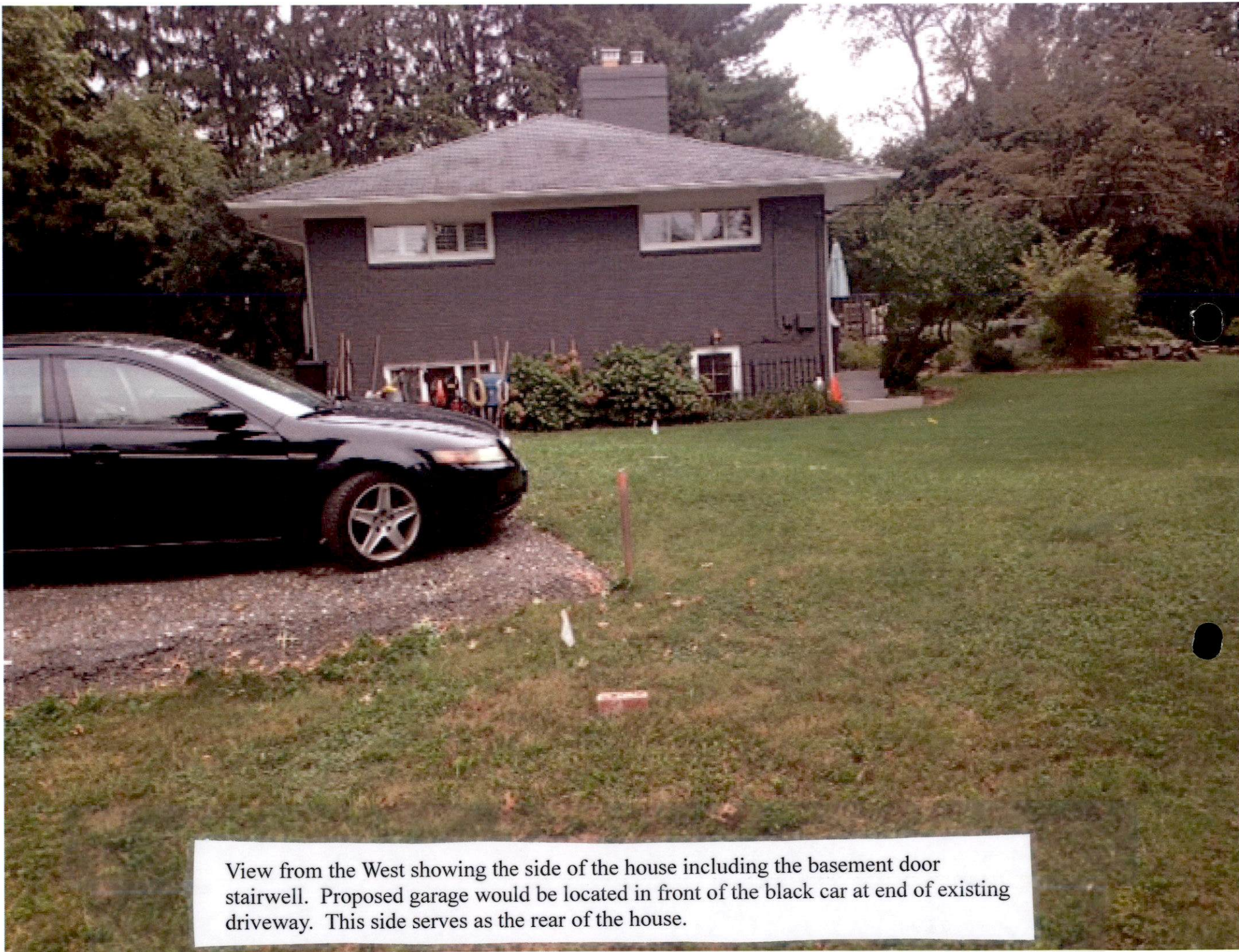
PLAN DRAWN BY THOMAS GEORGE

DATE 11/7/16 SCALE: 1 INCH = 40 FEET

2017-0140-A



View from the front yard (North side) showing the end of the existing driveway. Proposed garage would be located in the side yard (West side) in front of the black car. The orange sign in the distance is the Citgo station on the far side of Bellona Avenue.



View from the West showing the side of the house including the basement door stairwell. Proposed garage would be located in front of the black car at end of existing driveway. This side serves as the rear of the house.



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>12-2</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-5</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>12-1-16</u>	by <u>Doak</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

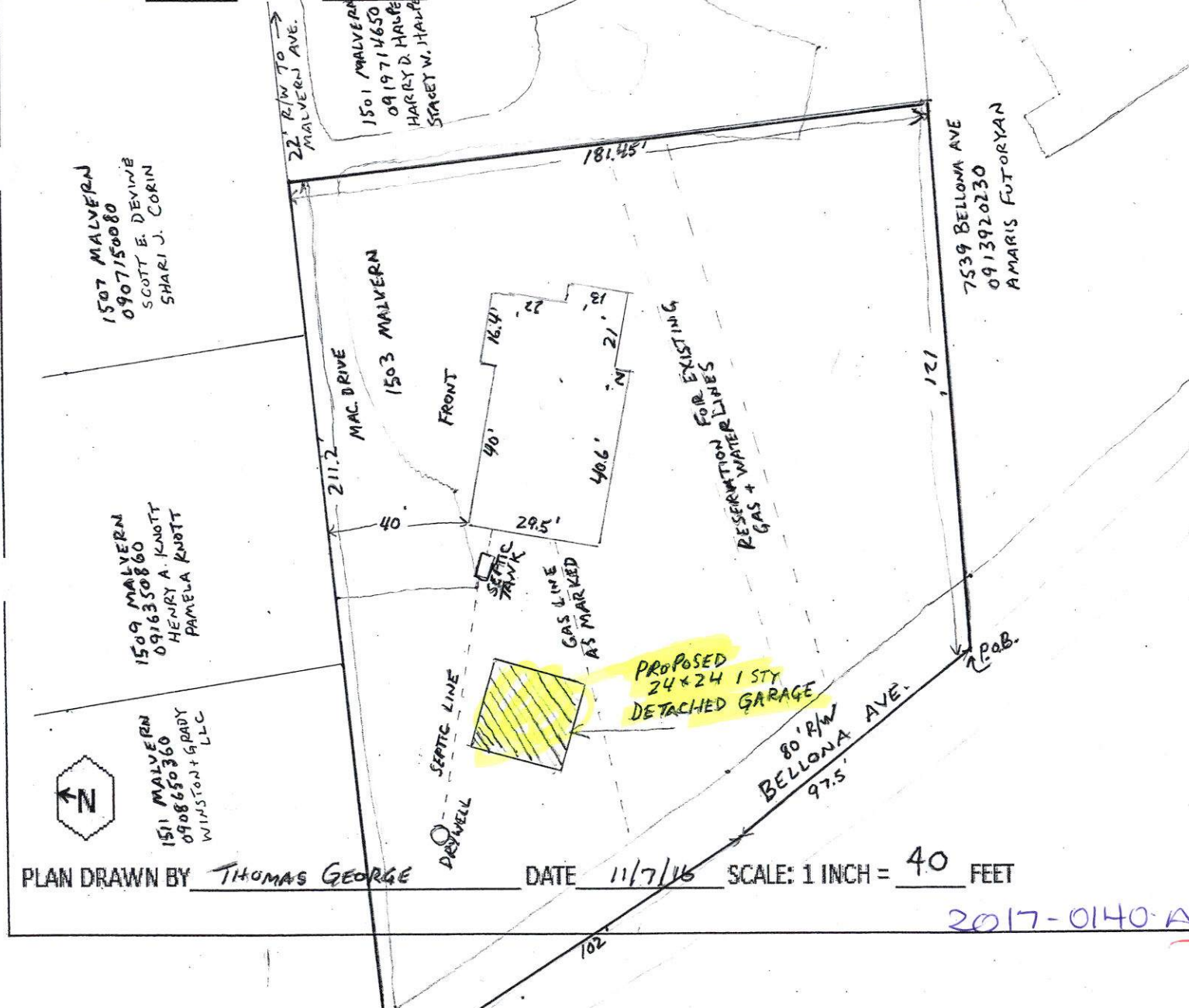
12/20/2016

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

ADDRESS 1503 MALVERN AVE. OWNER(S) NAME(S) THOMAS & CECILIA GEORGE

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 37438 FOLIO # 174 10 DIGIT TAX # 0903478240 DEED REF. # 37438 / 00174



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 069B2

SITE ZONED DR 2

ELECTION DISTRICT 9ED

COUNCIL DISTRICT 2CD

LOT AREA ACREAGE .66

OR SQUARE FEET 31,798

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

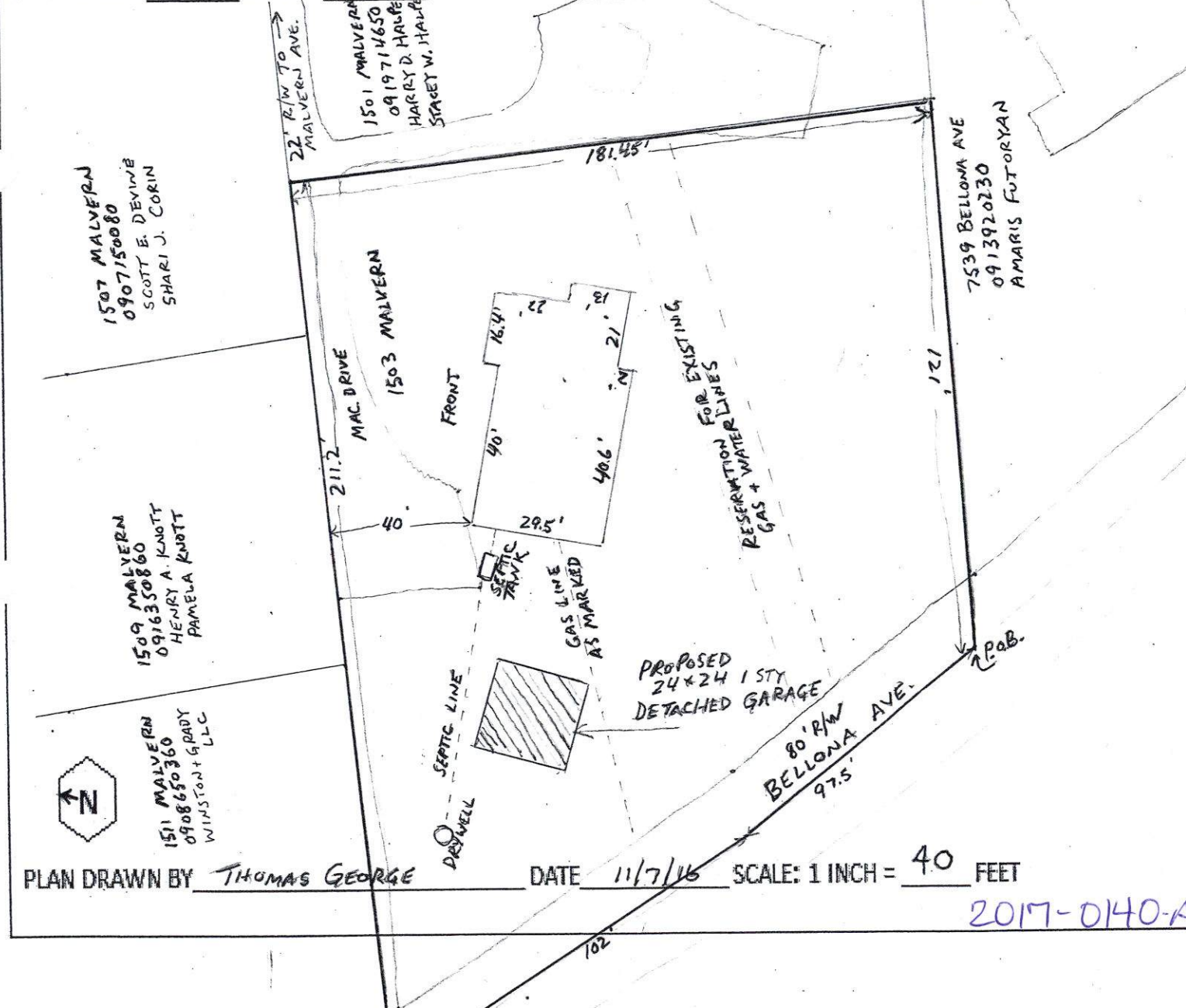
VIOLATION CASE INFO:

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