

MEMORANDUM

DATE: October 5, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0035-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 4, 2018. 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 *
(4422 Ridge Avenue)
13th Election District *
1st Council District *
William Orval Henry *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0035-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 owner of the property, William Orval Henry (“Petitioner”). The Petitioner is requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory structure (detached garage) to be located in the rear yard closer to the street in lieu of the required third of the lot farthest removed from any street and to permit a height of 22 ft. in lieu of the required 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 12, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date

9/4/18

By

Sen

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 § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's 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, kitchen or bathroom facilities, or used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 4th day of **September, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the BCZR, to permit an accessory structure (detached garage) to be located in the rear yard closer to the street in lieu of the required third of the lot farthest removed from any street and to permit a height of 22 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject property to its original condition.

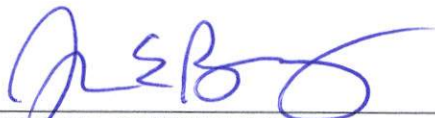
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Date 9/4/18

By Sen

2. Petitioner or subsequent owners shall not convert the accessory building (detached garage) into a dwelling unit or apartment. The accessory building (detached garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The accessory building (detached 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

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Date

By

9/14/18

Sen



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 4422 RIDGE AVE HALETHORPE MD 21227-4128 Currently zoned DR 5.5
 Deed Reference 11612 / 00194 10 Digit Tax Account # 1313751540
 Owner(s) Printed Name(s) WILLIAM ORVAL HENRY

(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) 400.1 & 400.3 BCZR
TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE LOCATED IN THE REAR
YARD CLOSER TO THE STREET IN LIEU OF THE REQUIRED THIRD OF THE LOT FARTHEST
REMOVED FROM ANY STREET AND TO PERMIT A HEIGHT OF 22' IN LIEU OF THE
REQUIRED 15.

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

- 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):

WILLIAM ORVAL HENRY

Name #1 – Type or Print

Name #2 – Type or Print

William O. Henry
 Signature #1 Signature #2

4422 RIDGE AVE HALETHORPE MD

Mailing Address

City

State

21227 / 443-831-7594 / whenry5@comcast.net
 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 2019-0035-A

Filing Date 8/1/18

Estimated Posting Date 8/12/18

Reviewer JR

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: 4422 RIDGE AVE HALETHORPE MD 21227-4128
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)

Paragraph 400.1, Location; lot coverage – Subject property is a corner lot 50 ft. wide and 125 ft. deep. Driveway enters property from the street at the rear left corner and crosses the property from left to right (facing the front). Previous garage, recently razed due to age and condition, was 20 ft. wide and 18 ft. deep. Its size did not allow a modern vehicle to be parked in it. Constraints of Paragraph 400.1 do not allow a replacement structure large enough to function as a two car garage and provide some storage and hobby (woodworking) space to be constructed. Proposed 24 ft. by 32 ft. structure will be placed lengthwise across the rear of the lot, in line with the driveway entrance and over the location of the previous garage. It will be offset 5 ft. from the lot rear and right side property lines. It will occupy 768 sq. ft. (28%) of the 2715 sq. ft. area at the back of the house (measured from the house back wall).

Paragraph 400.3, Height – House on property has an 8/12 pitch roof. Replicating the 8/12 pitch on the proposed 24 x 32 ft. garage to maintain architectural consistency will result in the garage exceeding the 15 ft. height limit imposed by Paragraph 400.3. Most structures in this older neighborhood have roof slopes similar to the house and a flatter roof appears out of place. Garages constructed in the neighborhood within the last few years exceed 15 ft. in height.

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

William O. Henry
Signature of Owner (Affiant)

Signature of Owner (Affiant)

WILLIAM O. HENRY
Name- Print or Type

Name- Print or Type

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

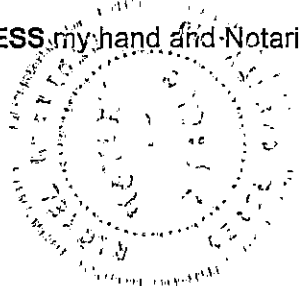
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of JULY, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: William Henry

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

AS WITNESS my hand and Notaries Seal



Roseal Maffuzgar
Notary Public
11/20/2021
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 4422 Ridge Ave, Halethorpe, MD 21227

Beginning at a point on the north side of Ridge Avenue, which is 49 feet wide at a distance of 24.5 feet east of the centerline of Woodside Avenue, which is 49 feet wide; thence running easterly binding on the north side of Ridge Avenue 50 feet to lot No. 253; thence northerly parallel with Woodside Avenue binding on lot 253, 125 feet; thence westerly parallel with Ridge Avenue binding on lot 245, 50 feet; thence southerly binding on the east side of Woodside Avenue 125 feet to the place of beginning. Being Lot 252, in the subdivision of Halethorpe, as recorded in Baltimore County Plat Book #1, Folio #60, containing 6,250 square feet (0.14 acres). Located in the 13th Election District and 1st Council District.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/12/2018

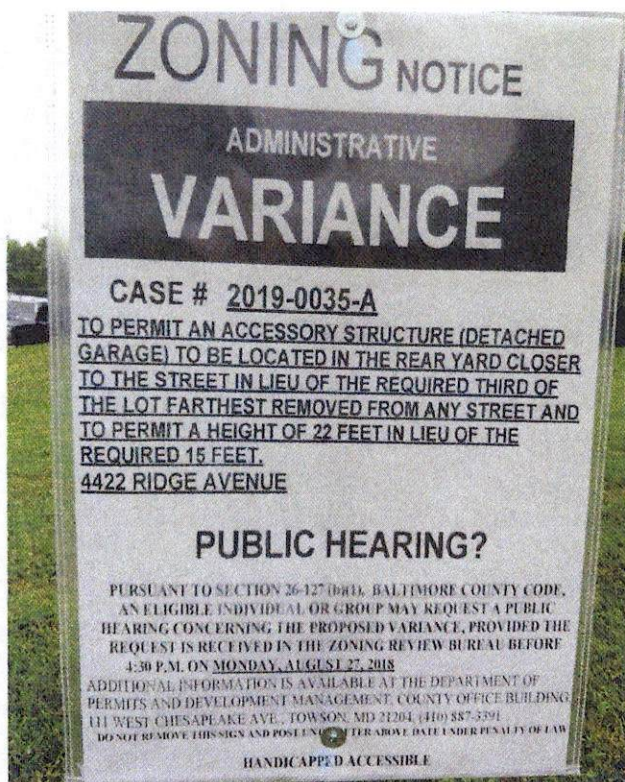
Case Number: 2018-0035-A

Petitioner / Developer: WILLIAM HENRY

Date of Closing: AUGUST 27, 2018

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:
4422 RIDGE AVENUE

The sign(s) were posted on: AUGUST 12, 2018



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)



Background photo 1st Sign @ 4422 Ridge Ave.
Case # 2019-0035-A Posted 8/12/2018

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0035 -A Address 4422 RIDGE AVE.

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/1/18 Posting Date: 8/12/18 Closing Date: 8/27/18

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2019- 0035 -A Address 4422 RIDGE AVE.

Petitioner's Name WILLIAM HENRY Telephone 443-831-7594

Posting Date: 8/12/18 Closing Date: 8/27/18

Wording for Sign: To Permit an accessory structure (detached garage) to be located in the rear yard closer to the street in lieu of the required third of the lot farthest removed from any street and to permit a height of 22' in lieu of the required 15'.

Revised 6/30/2018

**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/neighborhood 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: 2019-0035-A
Property Address: 4422 RIDGE AVE, HALETHORPE, MD 21227
Property Description: _____

Legal Owners (Petitioners): WILLIAM O. HENRY
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM O. HENRY
Company/Firm (if applicable): _____
Address: 4422 RIDGE AVE HALETHORPE MD 21227

Telephone Number: 443-831-7594

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

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

August 28, 2018

William Orval Henry
4422 Ridge Avenue
Halethorpe MD 21227

RE: Case Number: 2019-0035 A, Address: 4422 Ridge Avenue

Dear Mr. Henry:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 1, 2018. 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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: August 7, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0035-A
Address 4422 Ridge Avenue
(Henry Property)

Zoning Advisory Committee Meeting of **August 13, 2018**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 8/6/18

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

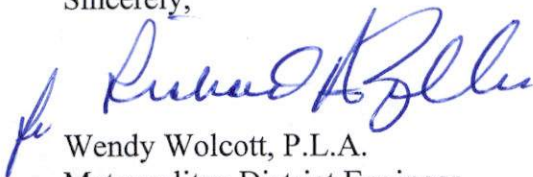
Dear Ms. Lewis:

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. 2019-0035-A.

*Administrative Variance
William Oval Henry
4422 Ridge 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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 20, 2018

FROM: *MS*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 13, 2018
Item No. 2019-0031-SPHA, 0034-A, 0035-A and 0036-SPHA

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

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: August 7, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0035-A
Address 4422 Ridge Avenue
(Henry Property)

Zoning Advisory Committee Meeting of **August 13, 2018**.

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

Reviewer: Steve Ford



Proposed Garage Site Viewed From Woodside Avenue



Rear of 4422 Ridge Avenue (Lot 252) With Proposed Garage Site On Left



Side of 1709 Woodside (Lot 245) With Proposed Garage Site On Right



Proposed Garage Site Over Location of Previous Garage



Proposed Garage Site Viewed From Rear Looking Toward 4500 Ridge Ave



Proposed Garage Site Viewed From Rear With 1709 Woodside On Right



Proposed Garage Site Viewed From Woodside Avenue



Rear of 4422 Ridge Avenue (Lot 252) With Proposed Garage Site On Left



Side of 1709 Woodside (Lot 245) With Proposed Garage Site On Right



Proposed Garage Site Over Location of Previous Garage



Proposed Garage Site Viewed From Rear Looking Toward 4500 Ridge Ave



Proposed Garage Site Viewed From Rear With 1709 Woodside On Right

4422 Ridge Ave
Halethorpe Md 21227



4422 Ridge Ave
Halethorpe md 21227
Proposed ~~GARAGE~~ GARAGE

4505 Linden Ave
Halethorpe md 21227



4505 LINDEN Ave
HALEthope Md 21227



4606 Poplar Ave
Halethorpe md 21227

Halethorpe Md 21227

4604 Poplar Ave

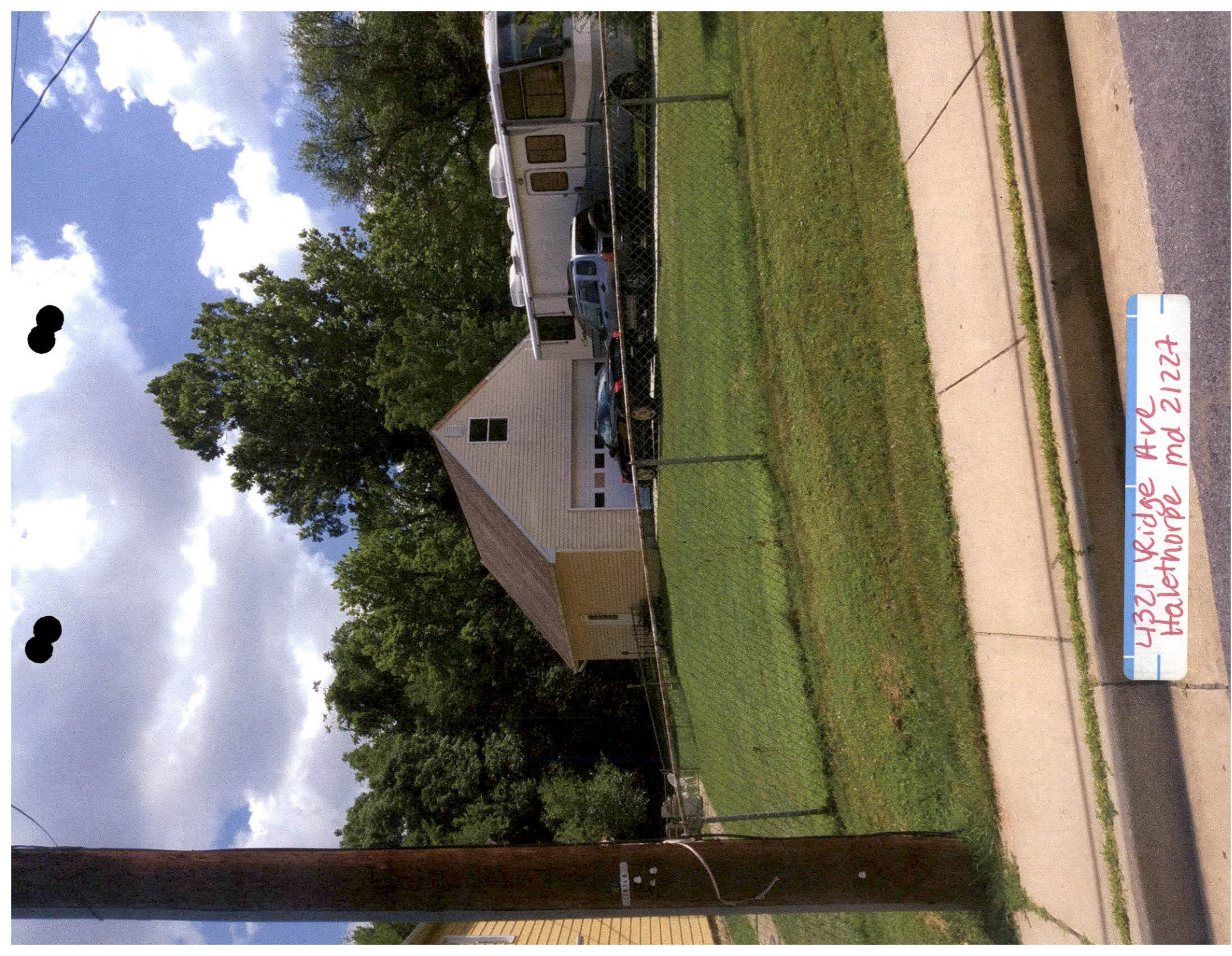


4105 Linden Ave
Halethorpe md 21227

4501 LINDEN AVE

HALETHORPE MD 21227

4321 Ridge Ave
Halethorpe md 21224



Halethorpe md 21227

4321 Ridge Ave

4333 Ridge Ave
Halethorpe MD 21228



4333 Ridge Ave

Harethorpe Md 21227

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8-20</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>8-7</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-6</u>	STATE HIGHWAY ADMINISTRATION	<u>No object</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 8-12-18 by O'KeefeSIGN POSTING (2nd) Date: _____ by _____PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 13 Account Number - 1313751540			
Owner Information					
Owner Name:		HENRY WILLIAM ORVAL		Use: RESIDENTIAL	
Mailing Address:		4422 RIDGE AVE BALTIMORE MD 21227		Principal Residence: YES Deed Reference: /11612/ 00194	
Location & Structure Information					
Premises Address:		4422 RIDGE AVE 0-0000		Legal Description: 4422 RIDGE AVE HALETHORPE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0108	0012	0594		0000	252 2019 0001/0060
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1930	1,667 SF	362 SF	6,250 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full	1 Detached
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2016		As of 07/01/2018 As of 07/01/2019	
Land:	67,700	67,700			
Improvements	135,300	135,300			
Total:	203,000	203,000		203,000	
Preferential Land:	0				
Transfer Information					
Seller: ITZEL EUNICE E		Date: 05/30/1996		Price: \$128,500	
Type: ARMS LENGTH IMPROVED		Deed1: /11612/ 00194		Deed2:	
Seller: MOORE SADIE T		Date: 08/25/1983		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07442/ 00140		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 01/26/2010					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0035-A **Reviewer:** Jun Fernando
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: William Orval Henry
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 13 **Council Dist:** 1

Property Address: 4422 RIDGE AVE
Location: NE corner of Ridge Avenue and Woodside Avenue

Existing Zoning: DR 5.5 **Area:** 6,250 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory structure (detached garage) to be located in the rear yard closer to the street in lieu of the required third of the lot farthest removed from any street and to permit a height of 22 ft. in lieu of the required 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

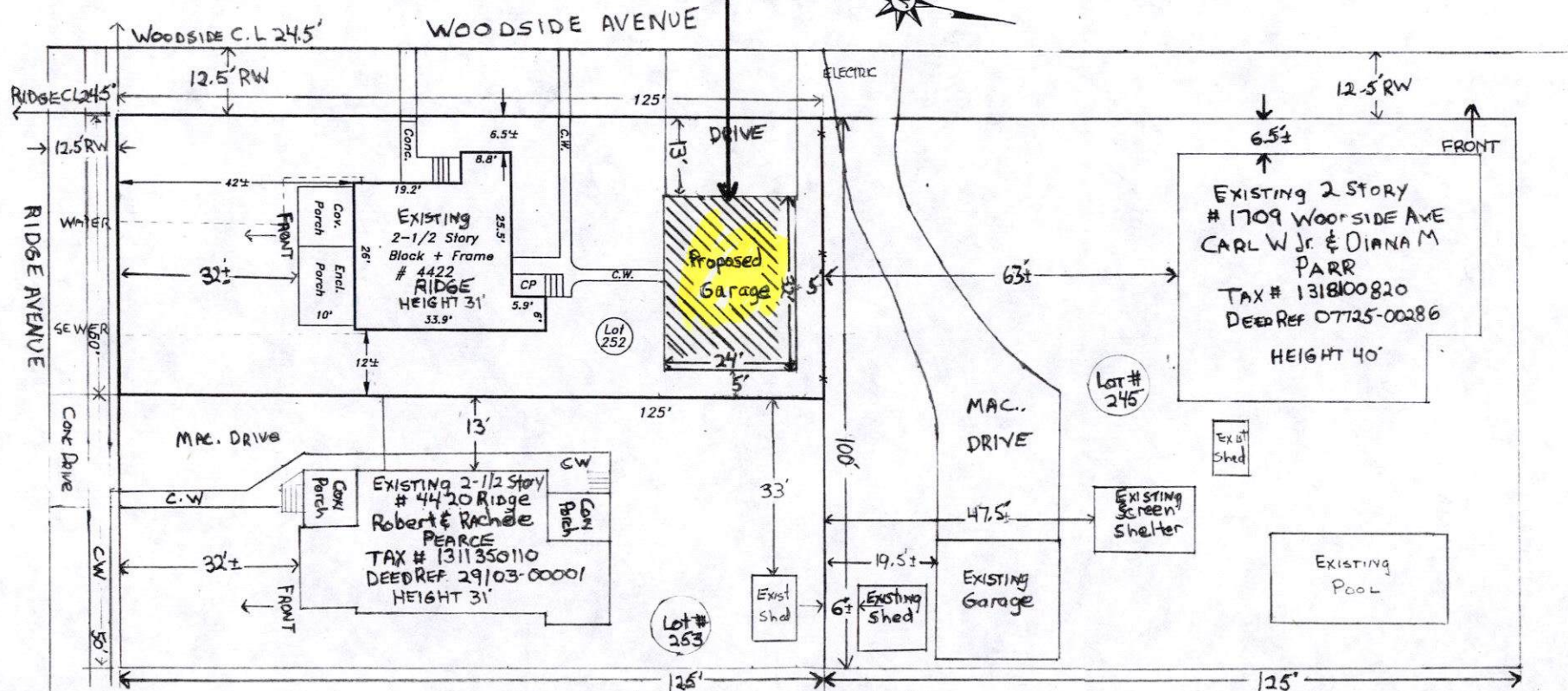
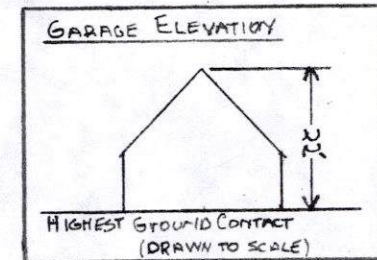
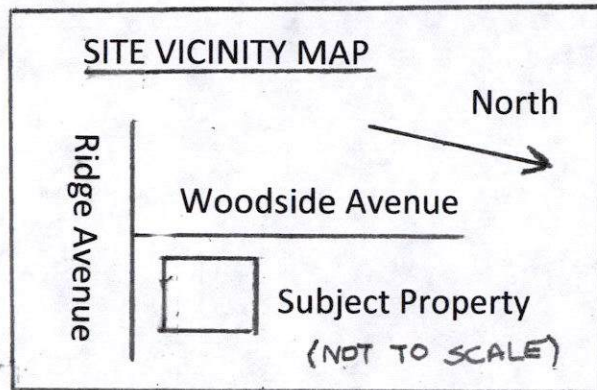
Concurrent Cases: None

Violation Cases: None

Closing Date: 08/27/2018

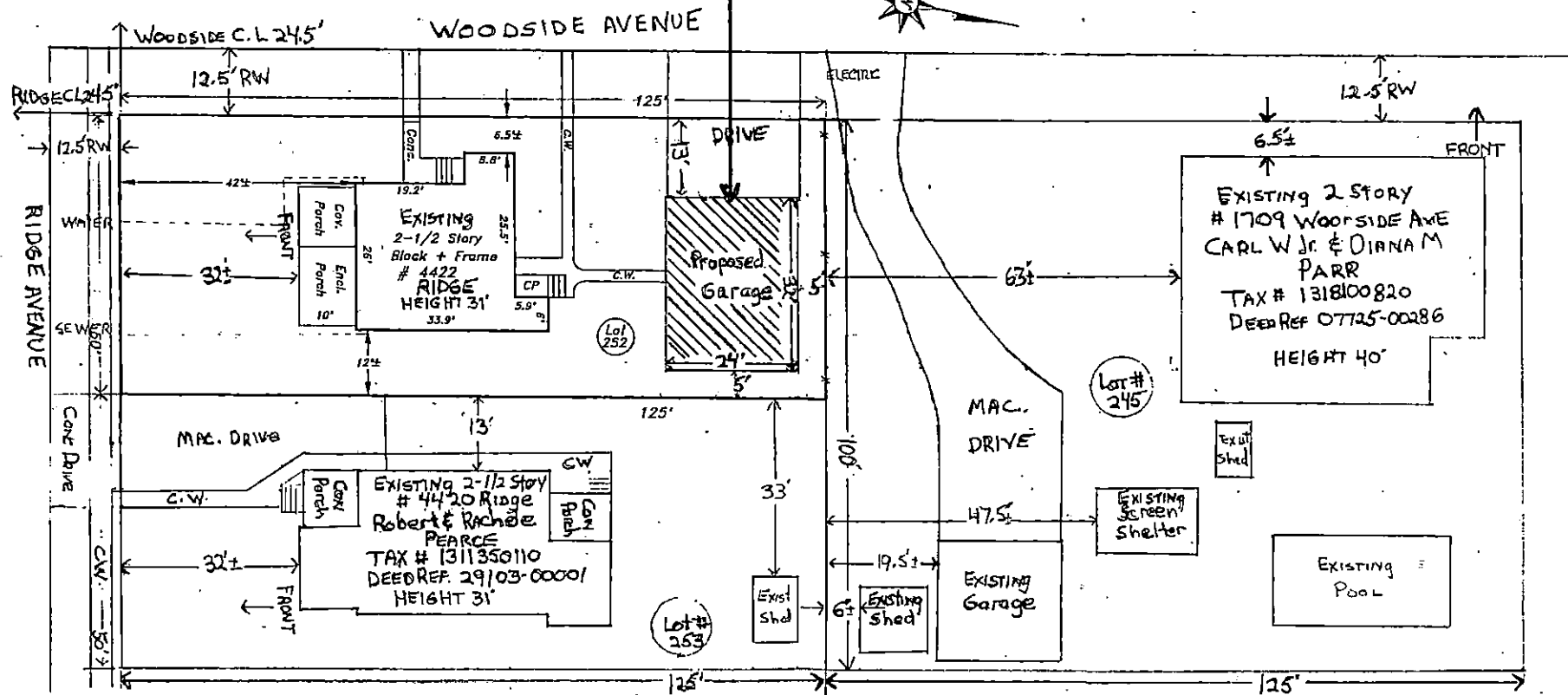
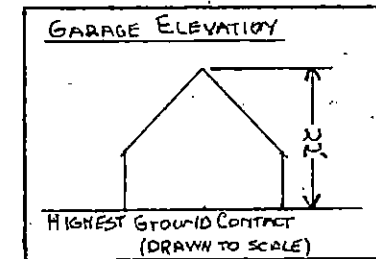
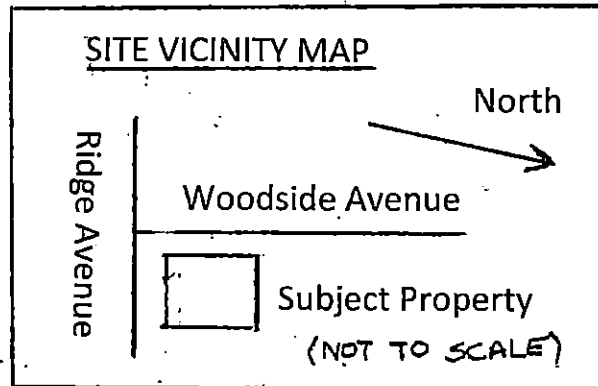
Miscellaneous Notes:

GIS MAP #: SITE ZONED: DR 5.5 ELECTION DIST: 13
COUNCIL DIST: 1 LOT AREA: 6,250 sf / 0.14 ac.
HISTORIC: No IN CBCA: No IN FLOOD PLAIN: No
WATER: PUBLIC SEWER: PUBLIC PRIOR HEARING: No
VIOLATION CASE INFO: CORRECTION NOTICE #: N/A
INSPECTOR: N/A



SCALE: 1 INCH=30 FEET

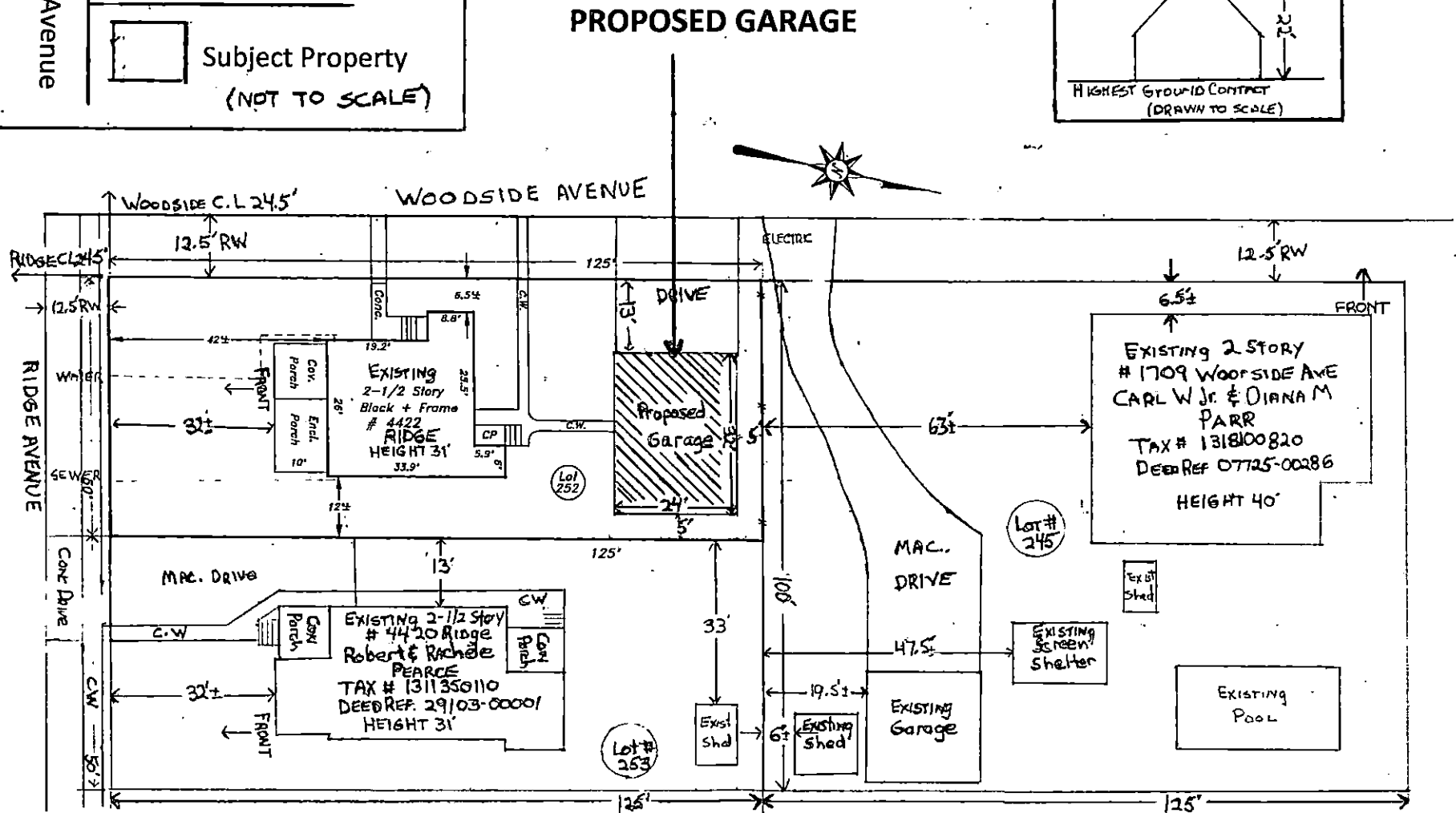
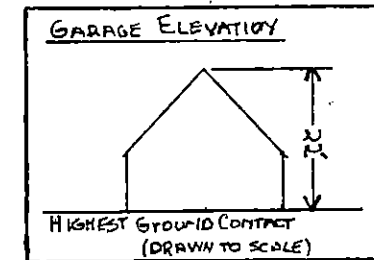
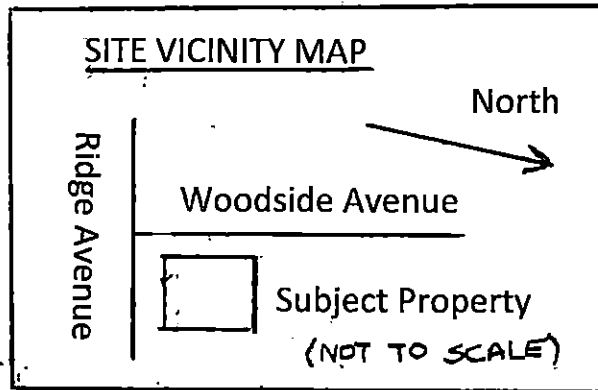
GIS MAP #: SITE ZONED: DR 5.5 ELECTION DIST: 13
COUNCIL DIST: 1 LOT AREA: 6,250 sf / 0.14 ac.
HISTORIC: No IN CBCA: No IN FLOOD PLAIN: No
WATER: PUBLIC SEWER: PUBLIC PRIOR HEARING: No
VIOLATION CASE INFO: CORRECTION NOTICE #: N/A
INSPECTOR: N/A



DATE: 07/31/2018

SCALE: 1 INCH=30 FEET

GIS MAP #: SITE ZONED: DR 5.5 ELECTION DIST: 13
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WATER: PUBLIC SEWER: PUBLIC PRIOR HEARING: No
VIOLATION CASE INFO: CORRECTION NOTICE #: N/A
INSPECTOR: N/A



SCALE: 1 INCH=30 FEET

1307581120 Lot # 141

LINDEN AVE

1319390320

4417

1311770910
Lot # 248

4419

1313080050
Lot # 247

1709

Lot # 245

1974-0269-A

1318100820
Lot # 245

Lot # 235 1308000310

4501

Lot # 237

2017-0150-A

1302652170

Lot # 237

108C1

WOODSIDE AVE

RAZED

SITE

1313751540
Lot # 252

1311350110
Lot # 253

13115704504418
Lot # 254

Lot # 254

1 CD 13 ED

DR 5.5

SW 6-D

1313400210

Lot # 242

Lot # 243
1306450220

2017-0349-SPH

4502

Lot # 244
1313200700

2016-0210-A

4500

Pt. Bk./Folio # 005040
PAI # 138005
PAI # 138005

2019-0005-A

RIDGE AVE

108C2

Lot # 433

4507 Lot # 433
1319711551

4505

1319850210
Lot # 435

4503

1301540310
Lot # 436

Lot # 437

1318471590
Lot # 437

WOODSIDE AVE

1313203330

Pt. Bk. 0000001, Folio 0060

Lot # 441

1311350100

Pt. Bk. 0000005, Folio 0040