

MEMORANDUM

DATE: November 16, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0076-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 15, 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

/dlw

**IN RE: PETITION FOR ADMIN. VARIANCE *
(1400 A Edmondson Avenue)**

1st Election District

1st Council District

Maria C. Yavorivskyy

Petitioner

*

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*

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0076-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, Maria C. Yavorivskyy (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an addition (attached garage) with a side yard setback of 5 ft. in lieu of the minimum 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 September 23, 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 the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 10-16-18

By 10W

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.

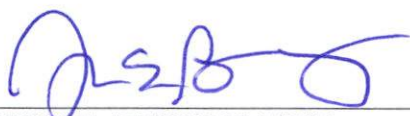
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 16th day of **October, 2018**, 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 ("BCZR"), to permit an addition (attached garage) with a side yard setback of 5 ft. in lieu of the minimum required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 her 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.

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 10-16-18

By 



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 1400A Edmondson Ave., Baltimore, MD 21228 Currently zoned DR-2 (DR3.5)
Deed Reference 28043 / 00049 10 Digit Tax Account # 1900012166
Owner(s) Printed Name(s) Maria Yavorivskyy

(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. ☒ ADMINISTRATIVE VARIANCE from Section(s) 1802.3.C.1 BCZR
To permit an addition (attached garage) with a side yard setback of 5 feet in lieu of the minimum required 15 feet.

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

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Maria Yavorivskyy /
Name #1 – Type or Print Name #2 – Type or Print
Signature #1 Signature #2
1400A Edmondson Ave., Baltimore, MD
Mailing Address City State
21228 / (443) 271-7890 / mtsrbfcu@comcast.net
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

None
Name- Type or Print
Signature
Mailing Address City State
Date / /
Zip Code Telephone # Email Address

Representative to be contacted:

None
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 2019-0076-A Filing Date 9/11/18 Estimated Posting Date 9/27/18 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: 1400A Edmondson Avenue, Baltimore, MD 21228-4908
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 referenced property is currently zoned DR-2 (2 dwelling units/acre) but the total area of the property is only 12,786 square feet. The DR-2 zone requires min 15' side setback with minimum 30' side setback from building side to building side.

The owner is proposing to build two cars attached garage and is asking for a Variance to reduce the side setback requirements from 15' to 5'. After the garage construction, there still will be more than required 30' separation between two building sides.

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

Maria Yavorivsky
Signature of Owner (Affiant)
Maria Yavorivsky
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

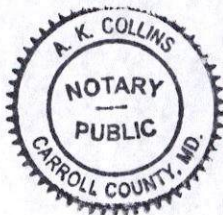
Carroll
STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 10th day of September, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: A. K. Collins

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
7-17-2018
My Commission Expires

Zoning Property Description For: 1400A Edmondson Ave., Baltimore, MD 21228

Being known and designated as Lot No. 2, as shown on a Plat entitled "Subdivision Plat, Wilbur W. and Anne F. Ellison Property, Election District No. 1, Baltimore County, Maryland", which Plat is recorded among the land records of Baltimore County in Plat Book No. 51, Folio 50. The Improvements thereon being known as No. 1400-A Edmondson Avenue.

*North side of Edmondson Ave. at a distance of 190' West
from the ct of Beechwood Ave.*

CERTIFICATE OF POSTING

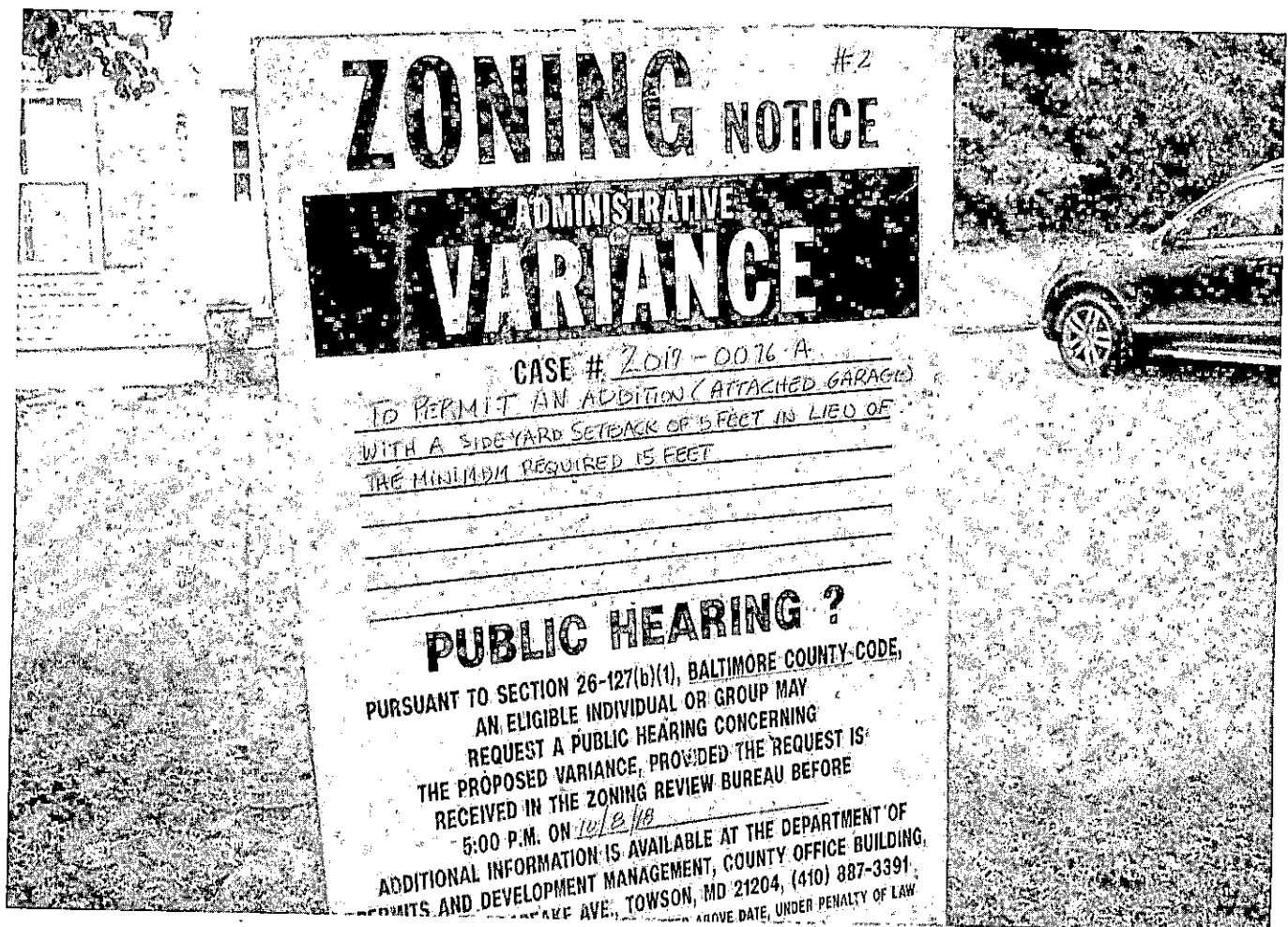
Date: 9-23-18

RE: Case Number: 2019-0076-A

Petitioner/Developer: Yavorivsky

Date of Hearing/Closing: 10-8-18

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 1400A Edmondson Ave



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0076-A
TO PERMIT AN ADDITION (ATTACHED
GARAGE) WITH A SIDE YARD SETBACK OF 5 FEET
IN LIEU OF THE MINIMUM REQUIRED 15 FEET.

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 10/18/20.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE

Zoning Property Description For: 1400A Edmondson Ave., Baltimore, MD 21228

Being known and designated as Lot No. 2, as shown on a Plat entitled "Subdivision Plat, Wilbur W. and Anne F. Ellison Property, Election District No. 1, Baltimore County, Maryland", which Plat is recorded among the land records of Baltimore County in Plat Book No. 51, Folio 50. The Improvements thereon being known as No. 1400-A Edmondson Avenue.

North side of Edmondson Ave. at a distance of 190' West from the E of Beechwood Ave.

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

No. **168799**

Date: **9-11-18**

PAID RECEIPT

BUSINESS: **ACTUAL** TIME: **10/11/2018 10:23:22**

W302: **WALKIN' JEE** DEPT: **0076**

RECEIPT: **007650** 9/11/2018

500 TONING VERIFICATION

NO: **168799**

Receipt Tot: **75.00**

475.00 - CASH

Baltimore County, Maryland

Fund	Dept	Unit	Sub-Unit	Obj	Sub-Obj	Dept Obj	BS Acct	Amount
001	800	0000		0150	1-10			75.00

Total: **75.00**

Rec From: **Maria Yavorivsky**

For: **Ad Variance - 000 - 4 - 2019 - 0076 - A**

1400 A Edmondson Ave

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0076 -A Address 1400A Edmondson Ave.

Contact Person: Jan Fernando Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-11-18 Posting Date: 9-23-18 Closing Date: 10-8-18

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- 0076 -A Address 1400A Edmondson Ave.

Petitioner's Name Maria Yavorivskyy Telephone 443-271-7890

Posting Date: 9/23/18 Closing Date: 10/8/18

Wording for Sign: To Permit an addition (attached garage) with a side yard setback of 5 feet in lieu of the minimum required 15 feet.

Revised 6/30/2019

**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/neighbor 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: 2019-0076-A
Property Address: 1400A Edmondson Ave., Baltimore, MD 21228
Property Description: 2 stories single family dwelling
Lot 2, Plat 51/50, Liber:28043/Folio:49
Legal Owners (Petitioners): Maria Yavorivskyy
Contract Purchaser/Lessee: none

PLEASE FORWARD ADVERTISING BILL TO:

Name: Maria Yavorivskyy
Company/Firm (if applicable): none
Address: 1400A Edmondson Ave,
Baltimore, MD 21228

Telephone Number: (443) 271-7890

Revised 7/9/2015



DONALD I. MOHLER III
County Executive

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

October 10, 2018

Maria Yavorivskyy
1400A Edmondson Ave
Baltimore, MD 21228

RE: Case Number: 2019-0076-A, Address: 1400A Edmondson Ave

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 September 11, 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: MK

Enclosures

c: People's Counsel

Date: 9/17/18

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

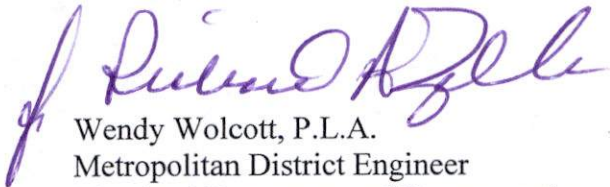
Dear Ms. Lewis:

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.

2019-0076-A
Administrative Variance
Maria Yavorivsky
1400 Edmondson 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

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: September 20, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0076-A
Address 1400-A Edmondson Avenue
(Yavorivskyy Property)

Zoning Advisory Committee Meeting of **September 24, 2018**.

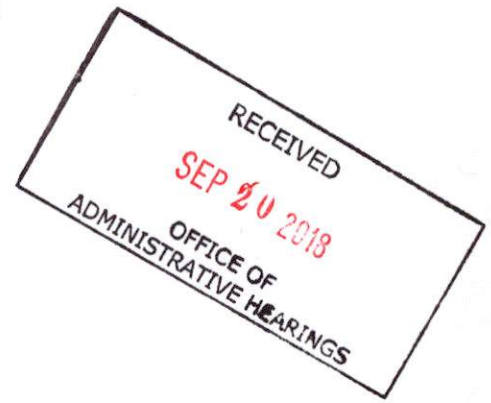
X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

10-8

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: September 20, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0076-A
Address 1400-A Edmondson Avenue
(Yavorivskyy Property)

Zoning Advisory Committee Meeting of **September 24, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2018
Item No. 2019-0076-A

DATE: October 4, 2018

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

The record plat (51/50) shows existing drainage and utility easements on the property along the property lines. The easements are shown on the plan. The proposed addition is to be built on the drainage and utility easement boundary shown on the plat. The addition should be suggested to be moved off of the easement boundary. There are no utilities in the easement but if they are ever needed the structure may be compromised. Also, there are existing walls and a shed in the easements that should be removed.

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VKD: cen
cc: file







(AV 10/8)

CASE NO. 2019- 0076-A

CHECKLIST

<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>9-20</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-17</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 (1 st)	Date: <u>9-23-18</u>	by <u>Pison</u>
SIGN POSTING (2 nd)	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 - 01 Account Number - 1900012166			
Owner Information					
Owner Name:		YAVORIVSKYY MARIA C		Use:	RESIDENTIAL
Mailing Address:		1400A EDMONDSON AVE BALTIMORE MD 21228-4908		Principal Residence:	YES
				Deed Reference:	/28043/ 00049
Location & Structure Information					
Premises Address:		1400A EDMONDSON AVE 0-0000		Legal Description:	12786 SQ FT .2935 A 1400A EDMONDSON AVE NS WILBUR ELLISON PROPERTY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0100	0006	0742		0000	2 2019 0051/0050
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1994	2,160 SF		12,786 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2016	As of 07/01/2018	As of 07/01/2019	
Land:	93,400	93,400			
Improvements	256,700	256,700			
Total:	350,100	350,100	350,100		
Preferential Land:	0				
Transfer Information					
Seller: FOX RALPH E, JR		Date: 05/08/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /28043/ 00049		Deed2:	
Seller: ISAAC BRIAN G		Date: 08/24/1994		Price: \$189,900	
Type: ARMS LENGTH IMPROVED		Deed1: /10717/ 00615		Deed2:	
Seller: ELLISON THOMAS W		Date: 05/17/1994		Price: \$45,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /10534/ 00588		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 08/21/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

ZAC AGENDA

Case Number: 2019-0075-A **Reviewer:** Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Abraham Kidane & Semira Meharena

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 7514 KNOLLWOOD RD

Location: W/S of Knollwood Road, S 186 ft. to the centerline of Aigburth Road

Existing Zoning: DR 5.5

Area: 8,910 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed second floor addition with a side yard setback of 4 ft. in lieu of the required 7 ft.

Attorney: Not Available

Prior Zoning Cases: 1947-1110; R-1947-1096

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/08/2018

Miscellaneous Notes:

Case Number: 2019-0076-A **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Maria Yavorivskyy

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1400 A EDMONDSON AVE

Location: N/S of Edmondson Avenue, 190 ft. W from the centerline of Beechwood Avenue

Existing Zoning: DR 2

Area: 0.2935 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an addition (attached garage) with a side yard setback of 5 ft. in lieu of the minimum required 15 ft.

Attorney: Not Available

Prior Zoning Cases: 1984-0161

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/08/2018

Miscellaneous Notes:

PAI # 010583
PAI # 010583

PAI # 010583

Pt. Bk./Folio # MP14055

Lot # 1

PAI # 010583

0102570940

203

Lot # 2 2500014970

201

Lot # 1

1900012165

Pt. Bk. 0000051, Folio 0050

Pt. Bk./Folio # 064050
PAI # 010241

1984-0161-SPH

PAI # 010241

PAI # 010241

PAI # 010241

Lot # 2

1900012166

SW 3-G

~ SITE ~

100C1

DR 2

1 CD

1 ED

2200012270

0102200030

1994-0123-XA

EDMONDSON AVE

0112200070

0113552180

0113552181

0106450140

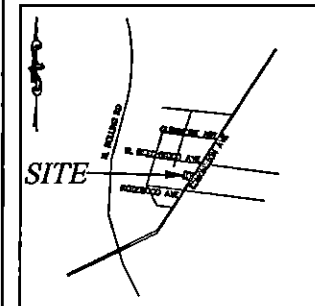
1403

1401

0118470190

0106450141

ADDRESS: #1400A EDMONDSON AVE., BALTIMORE, MD OWNER(S) NAME(S): MARIA YAVORIVSKYY
SUBDIVISION NAME: WILBUR W. AND ANNE F. ELLISON PROPERTY. LOT(S) 2 BLOCK #: N/A
SECTION#: N/A PLAT BOOK#: 50 FOLIO#: 51 10 DIGIT TAX #: 1900012166 DEED REF. #: 28043/49



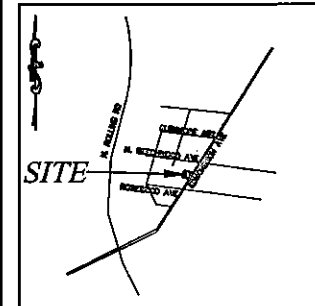
VICINITY MAP
SCALE: 1"=2,000'

100 C 1

ZONING MAP: _____
SITE ZONED: DR-2
ELECTION DISTRICT: 1
COUNCIL DISTRICT: 1
LOT AREA ACREAGE: 0.2935 Ac
OR SQUARE FEET: 12,786 SQ.FT.
HISTORIC ? : NO
IN CBCA ? : NO
IN FLOOD PLAIN?: NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE
SEWER IS:
PUBLIC X PRIVATE
PRIOR HEARING? NO
IF SO, GIVE CASE NUMBER AND
ORDER RESULTS BELOW: NONE
VIOLATION CASE INFO: NONE

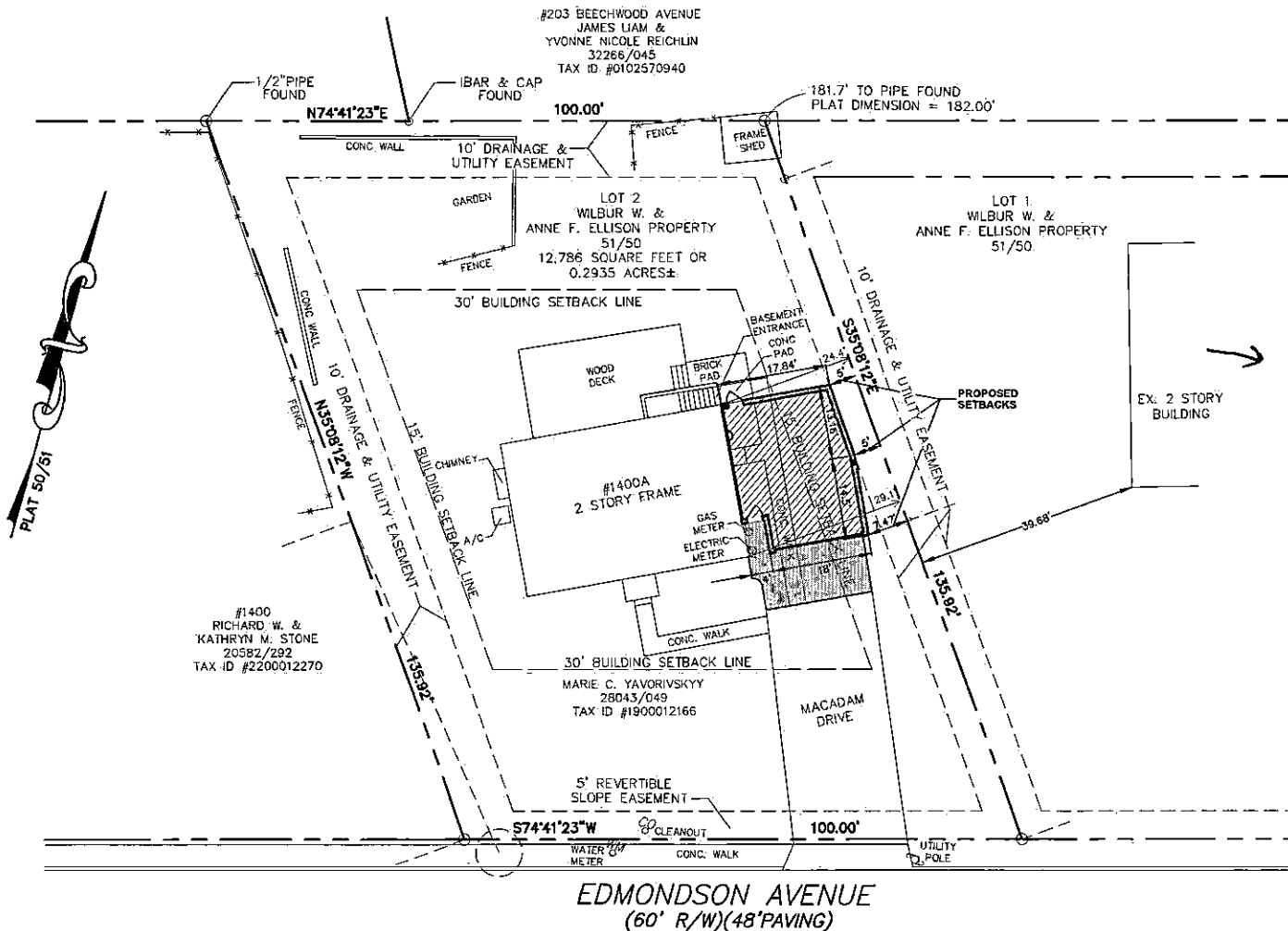
PLAN DRAWN BY: VASYL MYTSAK DATE: 08/08/2018 SCALE: 1 INCH = 20 FEET

ZONING HEARING FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS: #1400A EDMONDSON AVE., BALTIMORE, MD OWNER(S) NAME(S): MARIA YAVORIVSKYY
 SUBDIVISION NAME: WILBUR W. AND ANNE F. ELLISON PROPERTY LOT(S) 2 BLOCK #: N/A
 SECTION#: N/A PLAT BOOK#: 50 FOLIO#: 51 10 DIGIT TAX #: 1900012166 DEED REF. #: 28043/49



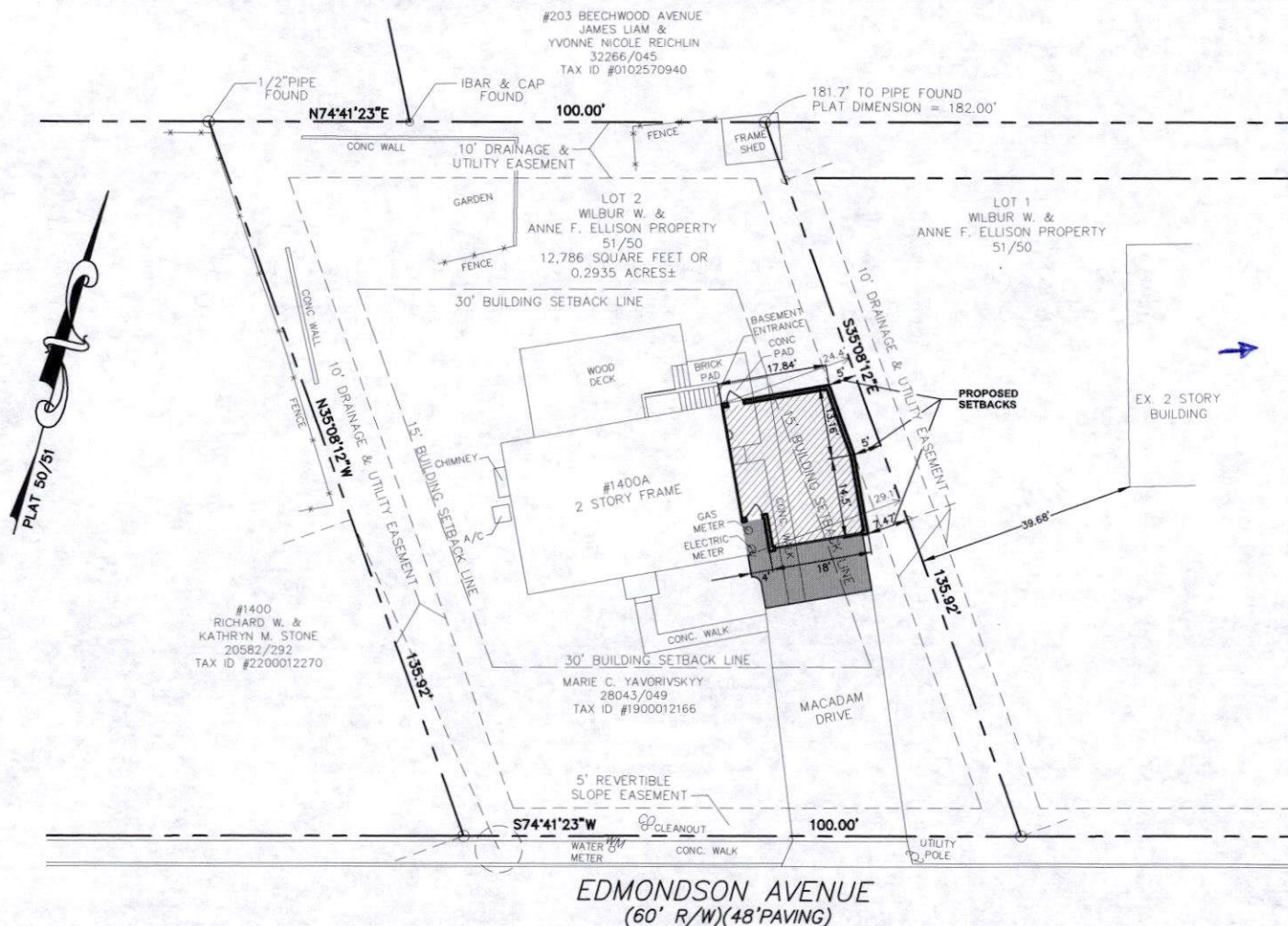
VICINITY MAP
 SCALE: 1"=2,000'

ZONING MAP: 100 C1
 SITE ZONED: DR-2
 ELECTION DISTRICT: 1
 COUNCIL DISTRICT: 1
 LOT AREA ACREAGE: 0.2935 Ac
 OR SQUARE FEET: 12,786 SQ.FT.
 HISTORIC?: NO
 IN CBCA?: NO
 IN FLOOD PLAIN?: NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE
 SEWER IS:
 PUBLIC X PRIVATE
 PRIOR HEARING? NO
 IF SO, GIVE CASE NUMBER AND
 ORDER RESULTS BELOW: NONE
 VIOLATION CASE INFO: NONE

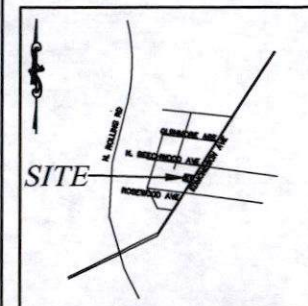


PLAN DRAWN BY: VASYL MYTSAK DATE: 08/08/2018 SCALE: 1 INCH = 20 FEET

ADDRESS: #1400A EDMONDSON AVE., BALTIMORE, MD OWNER(S) NAME(S): MARIA YAVORIVSKYY
SUBDIVISION NAME: WILBUR W. AND ANNE F. ELLISON PROPERTY, LOT(S) 2 BLOCK #: N/A
SECTION#: N/A PLAT BOOK#: 50 FOLIO#: 51 10 DIGIT TAX #: 1900012166 DEED REF. #: 28043/49



PLAN DRAWN BY: VASYL MYTSAK DATE: 08/08/2018 SCALE: 1 INCH = 20 FEET



VICINITY MAP
SCALE: 1"=2,000'

ZONING MAP: 100 C 1
SITE ZONED: DR-2
ELECTION DISTRICT: 1
COUNCIL DISTRICT: 1
LOT AREA ACREAGE: 0.2935 Ac
OR SQUARE FEET: 12,786 SQ.FT.
HISTORIC ? : NO
IN CBCA ? : NO
IN FLOOD PLAIN?: NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE
SEWER IS:
PUBLIC X PRIVATE
PRIOR HEARING? NO
IF SO, GIVE CASE NUMBER AND
ORDER RESULTS BELOW: NONE
VIOLATION CASE INFO: NONE

Pet. Exp. 1