JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

September 9, 2022

Lawrence E. Schmidt, Esquire – lschmidt@sgs-law.com
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: **APPEAL TO BOARD OF APPEALS – PETITION FOR VARIANCE ONLY**
Petition for Special Hearing & Variance
Case No. 2022-0140-SPHA
Property: 414 Katherine Avenue

Dear Mr. Schmidt:

Please be advised that an appeal of the above-referenced case was filed in this Office on September 8, 2022. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

RECEIVED
SEP – 9 2022
BALTIMORE COUNTY
BOARD OF APPEALS

PMM:dlw
Attachment

c: Board of Appeals
People's Counsel

Kevin McDonough – kevinmcdonough@comcast.net
Brenda Montley – neicy92@comcast.net
Jeff Walsh – jeffwalsh@comcast.net
John Deinlein – cadeinlein@gmail.com
Linda Walsh – lindawalsh@comcast.net
Malissa Duffy – malissacan@msn.com
William Montley – wmontley@comcast.net

APPEAL

Petition for Variance ONLY

Case No.: 2022-0140-SPHA
414 Katherine Avenue
15th Election District, 7th Council District

Petition for Special Hearing – 6/9/2022

Zoning Description of Property (1 page)

Notice of WebEx Zoning Hearing via Email from OAH & OZR – 7/14/22

Certification of Publication – *The Daily Record* Newspaper – 7/19/22

Certification of Posting by Linda O'Keefe – 7/19/22 & 8/7/22

Entry of Appearance by People's Counsel – 6/14/22

Attendance Sheets – 3 sheets

Zoning Advisory Committee Comments-
- DOP – 8/2/22
- DEPS – 7/19/22
- DPR – 6/21/22

Petitioners' Exhibits:
Exhibit 1 – Site Plan
Exhibit 2 – Plat
Exhibit 3a – Aerial - Closest
Exhibit 3b – Aerial
Exhibit 3c – Aerial
Exhibit 3d- Aerial - Furthest
Exhibit 4 – ZAC Comments
Exhibit 5a-s – Site Photos
Exhibit 6 – SDAT for 416 Katherine Avenue
Exhibit 7 – SDAT for Lot 10 Tax ID No. 1506570848

Protestants Exhibits
Community Testimony and Exhibits

Miscellaneous – General AND Miscellaneous – WebEx

Cover Letter and Administrative Law Judge's Opinion and Order –Judge Paul Mayhew - August 9, 2022 Granted in part, denied in part

Notice of Appeal, Check No. 2260 for $300 for VARIANCE ONLY - Received on 9/8/22 from Lawrence Schmidt, Esq. & Cashier's Receipt No. 203948 – $300 for VARIANCE ONLY

Materials Sent to BOA Folder on 9/8/22

Debra Wiley

From:	Linda Okeefe <luckylinda1954@yahoo.com>
Sent:	Sunday, August 7, 2022 10:41 PM
To:	Administrative Hearings
Subject:	Certifications
Attachments:	Katherine Ave. Cert. .jpeg; Katherine Ave. Photos.docx; Forest Ave. Cert. .jpeg; Forest Ave. Photos.docx

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Donna,

I am attaching the 2nd Certifications for Case # 2022-0140-SPH @ 414 Katherine Avenue & Case # 2022-0150-SPHA @ 114 Forest Avenue along with photos for your records.
Have a nice day,

Linda

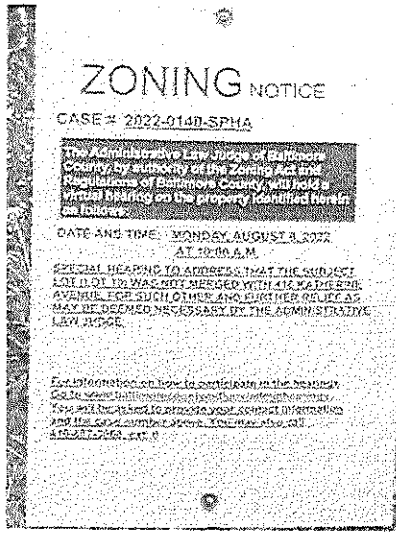
Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

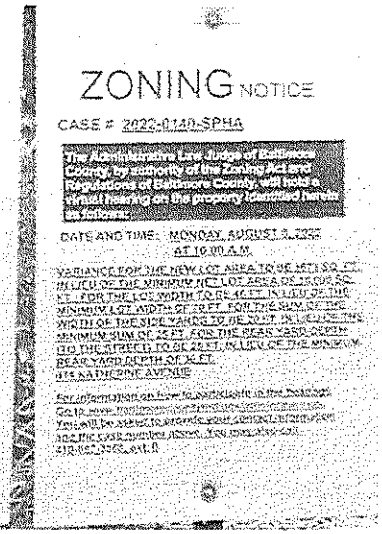
RECEIVED
AUG - 8 2022
OFFICE OF
ADMINISTRATIVE HEARINGS

ATTENTION: DONNA MIGNON
DATE: 8/7/2022
Case Number: 2022-0140-SPHA
Petitioner / Developer: LAWRENCE SCHMIDT, LLC ~ MR. & MRS. OGLE
Date of Hearing: AUGUST 8, 2022

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:
414 KATHERINE AVENUE

The sign(s) were posted on: JULY 19, 2022
The sign(s) were re-photographed on: AUGUST 7, 2022





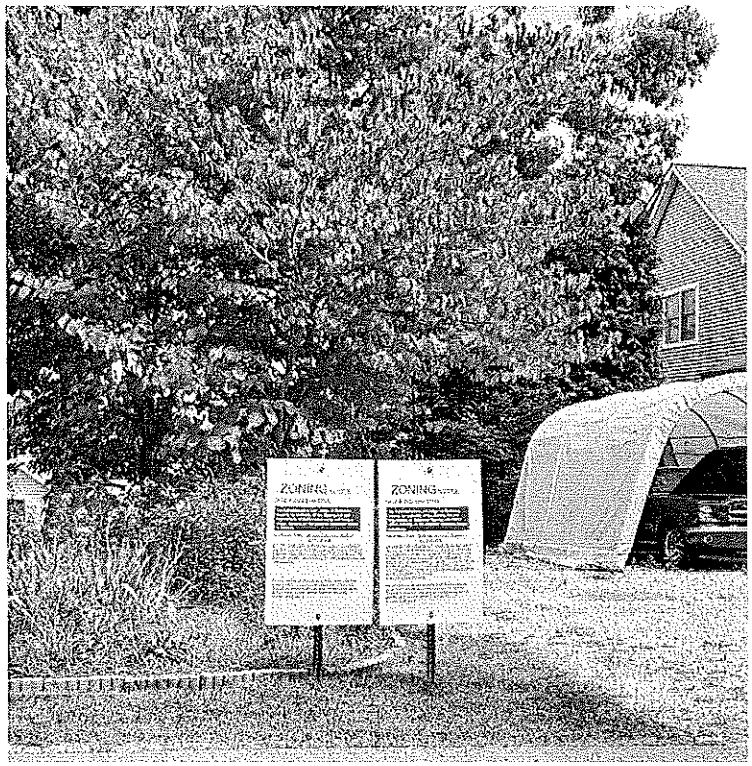
Linda O'Keefe
(Signature of Sign Poster)

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)



Re-Photographed 1st group of signs @ 414 Katherine Ave. ~ 8/7/2022

Re-Photographed 2nd group of signs @ 414 Katherine Ave. ~ 8/7/2022

CASE # 0140-SPHA

JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits, Approvals & Inspections

August 2, 2022

Lawrence Schmidt
600 Washington Ave, Suite 200
Towson, MD 21204

RE: Case Number: 2022-0140-SPHA 414 Katherine 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 June 9, 2022. 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,

Jeffrey Perlow

Jeff Perlow
Supervisor
Department of Zoning

lw
Enclosures: Glenn and Sheila Ogle

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 8/2/2022

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2022-0140-SPHA

INFORMATION:
Property Address: 414 Katherine Avenue
Petitioner: Glenn & Sheila Ogle
Zoning: DR 3.5
Requested Action: Variance, Special Hearing

The Department of Planning has reviewed the petition for the following:

Variance relief from Section(s) 1B02.3.C.1 of BCZR

- For the net lot area to be 8,678 square feet in lieu of the minimum net lot area of 10,000 square feet.
- For the lot width to be 46 feet in lieu of the minimum lot width of 70 feet;
- For the sum of the width of the side yards to be 20 feet in lieu of the minimum sum of 25 feet;
- For the rear yard depth (to the street) to be 25 feet in lieu of the minimum rear yard depth of 30 feet

Special Hearing to confirm:

- Subject lot (Lot 10) was not merged with 416 Katherine Avenue
- For such other and further relief as may be deemed necessary by at the Administrative Law Judge

The subject site is currently zoned DR 3.5. It is a vacant lot surrounded by single-family detached dwellings in a residential waterfront neighborhood. The subject property is located within the boundaries of the following community plans: Eastern Baltimore County Revitalization Strategy, Eastern Baltimore County Pedestrian and Bicycle Access Plan, and Lower Back River Neck Community Action Plan.

The subject property was a part of a Zoning Variance case in 1996 (Case # 1996-504-A), which requested both side and front yard relief, specifically for lot 9 (416). In this particular case, there was no mention of the lots being combined. There were no other cases on file.

A 2016 Google image as well as 2020 aerials were referenced on August 2, 2022. It showed 416 Katherine Ave with a single-family dwelling. The lot that should be 414 Katherine Ave was vacant, but the property had a drive way (that appears to be rocks). Though there is the driveway, there are no other indicators that 414 and 416 were merged. The Department will concur with the decision of the Administrative Law Judge as to the merged status of the properties in question. If, subsequent to the hearing, it is determined the uninhabited lot is buildable, it is the recommendation of the Department that

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
JUL 19 2022
OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: July 19, 2022

SUBJECT: DEPS Comment for Zoning Item # 2022-0140-SPHA
Address: 414 Katherine Avenue
(Ogle Property)

Zoning Advisory Committee Meeting of **June 20, 2022**

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;

3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The subject waterfront property, comprising approximately 8,678 square feet (sf), is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area. The petitioner is requesting to determine that the subject Lot 10 was not merged with 416 Katherine Avenue, the net lot area is to 8,678 sf be in lieu of the minimum net lot area of 10,000 sf, that the lot width is to be 46 feet in lieu of the minimum lot width of 70 feet, that the sum of the width of the side yards to be 20 feet in lieu of the minimum sum of 25 feet, and for the rear yard depth (to the street) to be 25 feet in lieu of the minimum rear yard depth of 30 feet. In order to minimize impacts on water quality, any building permit and/or development plan will be reviewed for compliance with the LDA lot coverage limits, which, for a property this size is 31 ¼% (2,712 sf), and which cannot be exceeded, with mitigation required for lot coverage between 25% (2,170 sf) and 31 ¼% sf. In addition, the LDA regulations require minimum afforestation of 15%, equating to approximately 3 trees for a property this size. The MBA requirements further restrict lot coverage and structures within the Critical Area Buffer, which on this property is calculated a minimum of 100 feet landward of MHW. No lot coverage or impacts to the buffer are proposed at this time. By allowing the items requested by the petitioner, impacts on water quality will be minimized when a permit or plan is reviewed for compliance with the LDA and MBA regulations.

2. Conserve fish, wildlife, and plant habitat; and

Any development proposal for the property will be reviewed for the application of the Critical Area LDA and MBA requirements, which, if approved, will improve buffer functions, and conserve fish, wildlife and plant habitat in nearby Norman Creek.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The request by the petitioner will be consistent with established land use policies, provided that the applicants meet any LDA and MBA requirements applicable, when proposed The request, if granted, will have no environmental impacts.

Reviewer: Thomas Panzarella
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 21, 2022

EFC for VKD

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2022
Item Nos. 2022-0117-A, 0133-A, 0134-A, 0135-A, 0136-A, 0137-A, 0138-A, 0139-A & 0140-SPHA

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

* * * * *

VKD: cen
cc: file

The Daily Record
200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 12138207
Case #: 2022-0140-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2022-0140-SPHA

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

7/19/2022

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2022-0140-SPHA
414 Katherine Avenue
Northside of Katherine Avenue, south of Cape May Road
15th Election District - 7th Councilmanic District
Legal Owners: Glenn & Sheila Ogle

Special Hearing to address that the subject lot (Lot 10) was not merged with 416 Katherine Avenue. For such other and further relief as may be deemed necessary by the Administrative Law Judge. Variance for the net lot area to be 8678 sq. ft. in lieu of the minimum net lot area of 10,000 sq. ft.; for the lot width to be 46 ft. in lieu of the minimum lot width of 70 ft. For the sum of the width of the side yards to be 20 ft. in lieu of the minimum sum of 25 ft. For the rear yard depth (to the street) to be 25 ft. in lieu of the minimum rear yard depth of 30 ft.

Hearing: Monday, August 8, 2022 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

jy19

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: 2022-0140-SPHA

Property Address: 414 Katherine Avenue

Property Description: N/Side of Katherine Avenue at a distance of 1,287 feet south of the centerline of Cape May Road

Legal Owners (Petitioners): Glenn & Sheila Ogle

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Schmidt

Company/Firm (if applicable): Smith, Gildea & Schmidt, LLC

Address: 600 Washington Avenue, Suite 200
Towson, MD 21204

Telephone Number: 410-821-0070

Revised 7/9/2015

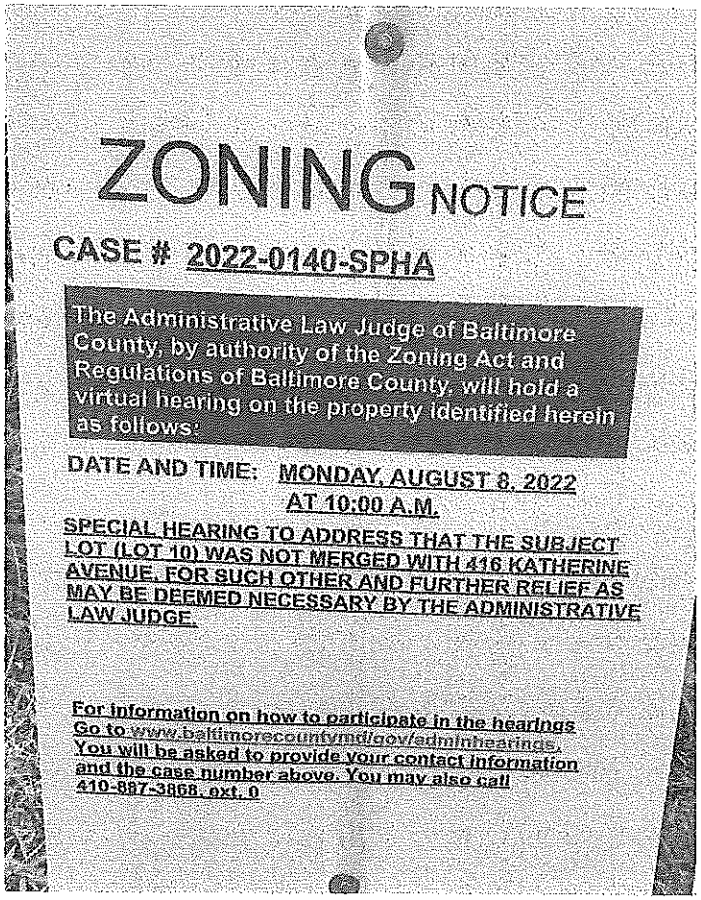
RECEIVED JUL 25 2022

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 7/19/2022
Case Number: 2022-0140-SPHA
Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~ MR. & MRS. OGLE
Date of Hearing: AUGUST 8, 2022

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:
414 KATHERINE AVENUE

The sign(s) were posted on: JULY 19, 2022



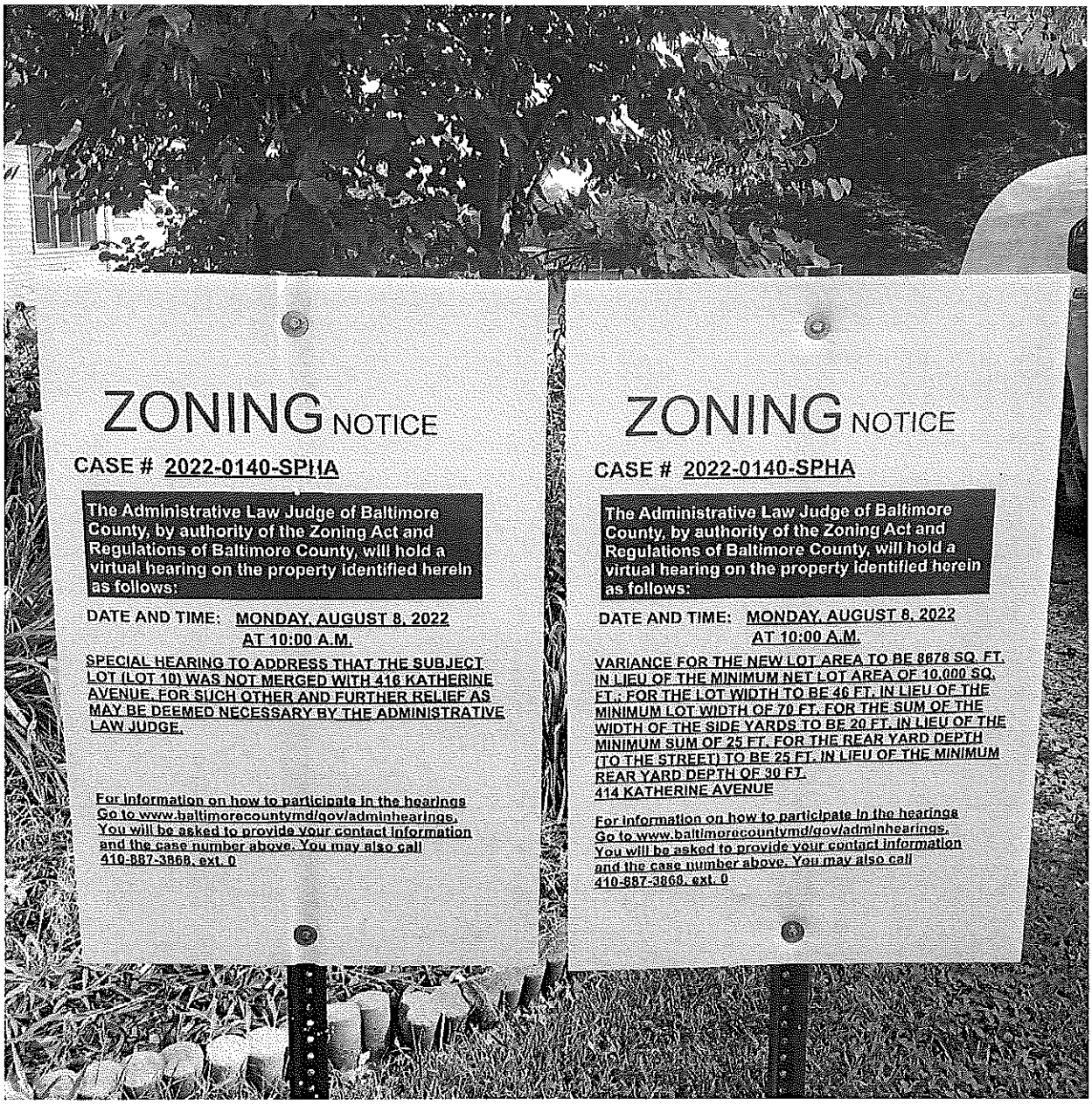
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Group Photo @ 414 Katherine Avenue ~ 7/19/2022

CASE # 2022-0140-SPHA

Background Photo 1st Group of Signs @ 414 Katherine Avenue ~ 7/19/22

Background Photo 2nd Group of Signs @ 414 Katherine Avenue ~ 7/19/22

CASE # 2022-0140-SPHA

JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
Director, Department of Permits, Approvals and Inspections

July 14, 2022

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2022-0140-SPHA
414 Katherine Avenue
Northside of Katherine Avenue, south of Cape May Road
15th Election District – 7th Councilmanic District
Legal Owners: Glenn & Sheila Ogle

Special Hearing to address that the subject lot (Lot 10) was not merged with 416 Katherine Avenue. For such other and further relief as may be deemed necessary by the Administrative Law Judge. Variance for the net lot area to be 8678 sq. ft. in lieu of the minimum net lot area of 10,000 sq. ft.; for the lot width to be 46 ft. in lieu of the minimum lot width of 70 ft. For the sum of the width of the side yards to be 20 ft. in lieu of the minimum sum of 25 ft. For the rear yard depth (to the street) to be 25 ft. in lieu of the minimum rear yard depth of 30 ft.

Hearing: Monday, August 8, 2022 at 10:00 a.m.

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Pete Gutwald
Director

PW/kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Mr. & Mrs. Ogle, 414 Katherine Avenue, Essex 21221

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUES., JULY 19, 2022**

RECEIVED JUN 14 2022

RE: PETITION FOR SPECIAL HEARING AND VARIANCE 414 Katherine Avenue; N/S of Katherine Avenue, 1,287' S of Cape May Road 15th Election & 7th Councilmanic Districts Legal Owner(s): Glenn & Sheila Ogle Petitioner(s)	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2022-140-SPHA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio /rmw
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Suite 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of June, 2022, a copy of the foregoing Entry of Appearance was emailed to Lawrence Schmidt, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, lschmidt@sgs-law.com, Attorney for Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 15 **Account Number** - 1506570848

Owner Information

Owner Name:	OGLE GLENN C OGLE SHEILA M	**Use:** **Principal Residence:**	RESIDENTIAL NO
Mailing Address:	1432 SEAHOUSE ST SEBASTIAN FL 32958-	**Deed Reference:**	/26902/ 00155

Location & Structure Information

Premises Address:	KATHERINE AVE ESSEX 21221- Waterfront	**Legal Description:**	CAPE MAY MANOR

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0098	0007	0185	15080070.04	0000			10	2021	Plat Ref: 0006/ 0177

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			9,200 SF	34

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2021	As of 07/01/2022
Land:	151,200	151,200		
Improvements	0	0		
Total:	151,200	151,200	151,200	151,200
Preferential Land:	0	0		

Transfer Information

Seller: LAUENSTEIN CARVILLE A/MARY E **Type:** ARMS LENGTH VACANT	**Date:** 04/17/2008 **Deed1:** /26902/ 00155	**Price:** $150,000 **Deed2:**
Seller: LAUENSTEIN CARVILLE A **Type:** NON-ARMS LENGTH OTHER	**Date:** 06/28/1996 **Deed1:** /12556/ 00145	**Price:** $0 **Deed2:**
Seller: FREUNDENBERG HEL EN **Type:** NON-ARMS LENGTH OTHER	**Date:** 12/04/1991 **Deed1:** /08989/ 00600	**Price:** $0 **Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

2022-0140-SPHA

ZAC AGENDA

Case Number: 2022-0140-SPHA **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Glenn and Sheila Ogle
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 414 KATHERINE AVE
Location: Property located beginning at the North side of Katherine Ave. at a distance of 1,287 feet South of Cape May Rd.

Existing Zoning: DR 3.5 **Area:** 8,678 SQ FT.
Proposed Zoning:
SPECIAL HEARING:
1.) That the subject lot (Lot 10) was not merged with 416 Katherine Ave.

2.) For such other and further relief as may be deemed necessary by the Administrative Law Judge.

VARIANCE:
BCZR 1B02.3.C.1: 1.) For the net lot area to be 8,678 SQ FT. in lieu of the minimum net lot area of 10,000 SQ FT.

2.) For the lot width to be 46 feet in lieu of the minimum lot width of 70 feet.

3.) For the sum of the width of the side yards to be 20 feet in lieu of the minimum sum of 25 feet.

4.) For the rear yard depth (to the street) to be 25 feet in lieu of the minimum rear yard depth of 30 feet.
Attorney: Lawrence Schmidt
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

RECEIVED
JUN 1 0 2022
OFFICE OF
ADMINISTRATIVE HEARINGS